

6711 42nd Ave S

SDCI Project: #3039183-EG
07/01/2022



Architect: JULIAN WEBER ARCHITECTS, LTD.
1257 S King St.
Seattle, WA 98144

Owner/Applicant: JABOODA HOMES INC
5936 NE 3rd Ct
Renton, WA, 98059



Project Info & Area Summaries	3
Development Standards	4
Development Objectives	5
Public Outreach Summary	6
Site Survey	7
Arborist Report	8
Site Plan	9
Context	10-11
Zoning Analysis	12
Design Guidelines	13
Design Concept	14
Floor Plans	15-18
Material Palette	19
Elevations	20-25
Concept Renderings	26-28
Landscape Concept Plan	29
Adjustment Request	30

Project Data

Address: 6711 42nd Ave S
Seattle, WA 98118

Tax ID Number: 3333002680

SDCI Project Number: 3039183-EG

Lot Size: 11,508.61 sf

Proposal: multifamily housing. (9) townhouses

Vehicle Parking: 10 stalls EV ready

Bike Parking: 10 bike racks

FAR: 11,508.61 sf x 1.3 = 14,961.19 sf allowed.
14,871 sf proposed

GFA: 14,871 sf > 5,000 sf SDR threshold

FAR (PROPOSED) Lot A

LOT A	
TH1	
Level 1	541 SF
Level 2	493 SF
Level 3	519 SF
Penthouse	57 SF
1,608 SF	
TH2	
Level 1	548 SF
Level 2	491 SF
Level 3	523 SF
Penthouse	58 SF
1,620 SF	
TH3	
Level 1	548 SF
Level 2	491 SF
Level 3	519 SF
Penthouse	58 SF
1,616 SF	
TH4	
Level 1	548 SF
Level 2	491 SF
Level 3	519 SF
Penthouse	58 SF
1,616 SF	
TH5	
Level 1	539 SF
Level 2	491 SF
Level 3	516 SF
Penthouse	57 SF
1,602 SF	

FAR CALCULATION LOT A		
LOT A	Base F.A.R.	ALLOWED
11,508.61 SF	1.3	14,961.19 SF

FAR (PROPOSED) Lot A

TH6	
Level 1	491 SF
Level 2	579 SF
Level 3	545 SF
Penthouse	72 SF
1,687 SF	
TH7	
Level 1	511 SF
Level 2	579 SF
Level 3	555 SF
Penthouse	72 SF
1,718 SF	
TH8	
Level 1	511 SF
Level 2	579 SF
Level 3	555 SF
Penthouse	72 SF
1,718 SF	
TH9	
Level 1	491 SF
Level 2	579 SF
Level 3	545 SF
Penthouse	72 SF
1,686 SF	
TOTAL	14,871 SF

		<u>Required/Allowed per SMC 23.45</u>	<u>Proposed</u>
Key Metrics Current Zone: MHA: Urban Village: Parking Flexibility:	LR1 (M) Yes, low area Yes, Othello Residential Urban Village Yes	Vehicle Parking: (0) Spaces	(10) Spaces
		Bike Parking: (10) Spaces Required	(9) Long-term Spaces Provided (1) Short-term Space Provided
		Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 20 units	Long-term: (1) Space per Dwelling Unit Short-term: (1) Space per 20 units
		Amenity Area: 25% of Lot Area = 2,877 SF	5,127 SF
		Structure Height: 30' + 4' Parapet allowance & 10' Penthouse	29'-2" Proposed + 4' Parapet & 9'-4" Penthouse
		Front Setback (East): 5' Min, 7' AVG	63'-9" Min, 104.2' AVG
		Rear Setback (West): 5' Min, 7' AVG	23'-7" Min, 25.4' AVG
		Side Setback (North): 5'	5'
		Side Setback (South): 5'	5'
		Separation: 10' Min	17'
		Facade Length: 65% lot line North 183.33' x 65% = 119.17' allowed South 126.64' x 65% = 82.32' allowed East 75.89' x 65% = 49.33' allowed	North 75' 0" proposed South 75' 0" proposed East 70' 10-3/4" proposed (adjustment requested)



4003 S Holly St



4238 S Willow St



4256 S Willow St

Facade Color, Green Space Buffer, Entry

The surrounding neighborhood is filled with color. Many homes are painted in bold colors giving them a memorable and unique identity. Front yards are often filled with vegetation providing ample buffer from public to private space. Many homes in the area also include a raised stoop or covered entryway.



4412 S Myrtle St



6511 44th Ave S



4408 S Holly St

Massing, Scale, Subtraction & Addition

Many homes in the neighborhood use modulation and simple shifts in massing to create visual interest and further define spaces within the unit. Many use these modulations to create covered entry stoop conditions. Others subtract from the facade to create balconies in the space left behind. These moves are not only pragmatic but also result in visual variations reducing the buildings sense of scale.

Development Objectives

HIGH-IMPACT METHOD:

We mailed flyers in a 500 foot radius from the site. Flyers provided information about the project and location, as well as a QR code to scan and access to the project website and on-line survey.

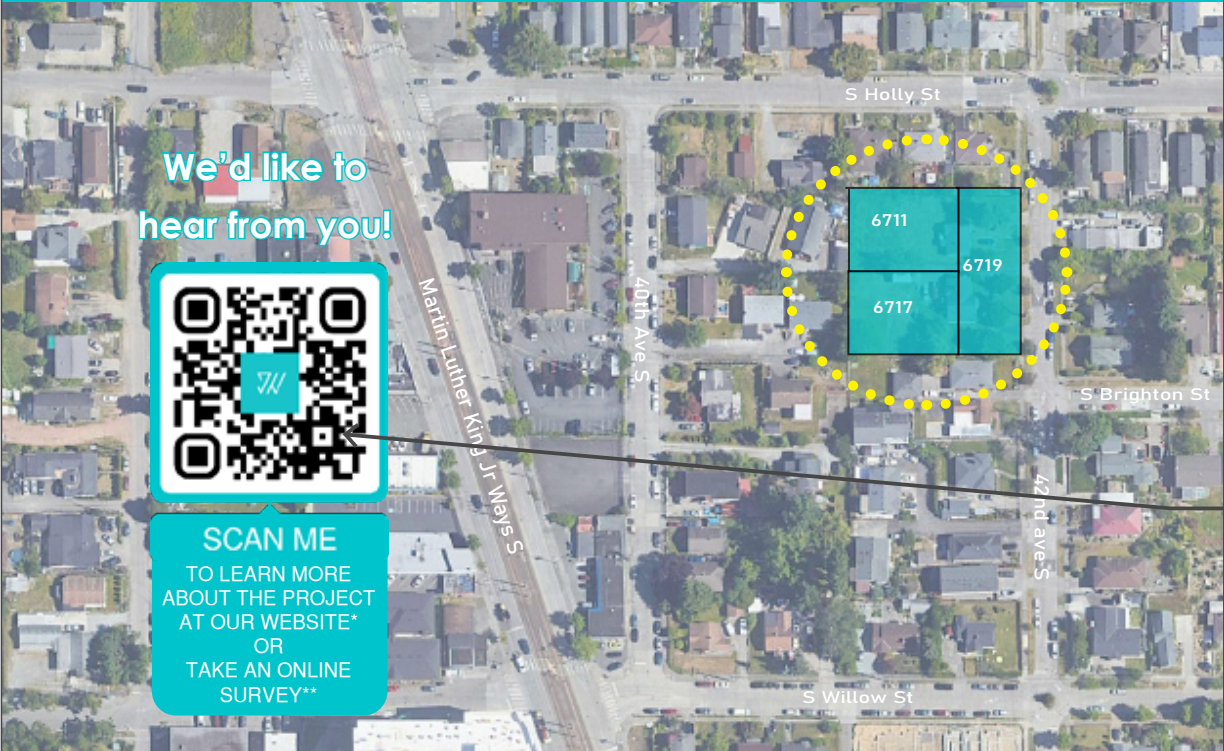
SEEKING COMMUNITY INPUT

EARLY COMMUNITY OUTREACH FOR DESIGN REVIEW

We'd like to hear from you!



SCAN ME
TO LEARN MORE ABOUT THE PROJECT AT OUR WEBSITE* OR TAKE AN ONLINE SURVEY**



6711, 6717, 6719 42nd Ave S

SDCI #3039183-EG, 3039197-EG, 3039171-EG

Jabooda Homes and JW Architects are collaborating to design the redevelopment of three sites 6711, 6717, and 6719 42nd Ave S. This project will be located midblock on the west side of 42nd Ave S. When it's complete, the new homes will be 3 stories tall. 6711's proposal is for (9) townhouses divided into 2 buildings of 4 and 5 units respectively, with 9 open parking stalls. 6717's proposal is for (9) townhouses divided into 2 buildings of 4 and 5 units respectively, with 6 open parking stalls. 6719's proposal is for (7) Rowhouses divided into 2 buildings of 3 and 4 units respectively, with 6 open parking stalls.

What type of feedback is the Design Review looking for?

- Reference unique neighborhood features and character
 - Building forms and materials, sidewalk experience

For additional information on the project please visit the Seattle Service Portal (SDCI), record number 3039183-EG, 3039197-EG, 3039171-EG or project address.

Project Contact:
Julian Weber, Founding Principal, JW Architects
outreach@jwaseattle.com

ANY INFORMATION COLLECTED MAY BE MADE PUBLIC THROUGH THE CITY OF SEATTLE

 **ARCHITECTS**
www.jwaseattle.com

* jwaseattleoutreach.wixsite.com/42ndAveS ** ONLINE SURVEY from April 7-April 28, 2022 jwaseattleoutreach.wixsite.com/42ndAveS-survey-english

English Flyer

Early Community Outreach was realized during April and approved by the Department of Neighborhoods on 05/25/2022

QR Code to easily access the online survey and dedicated website

Link to dedicated project website and public comments.

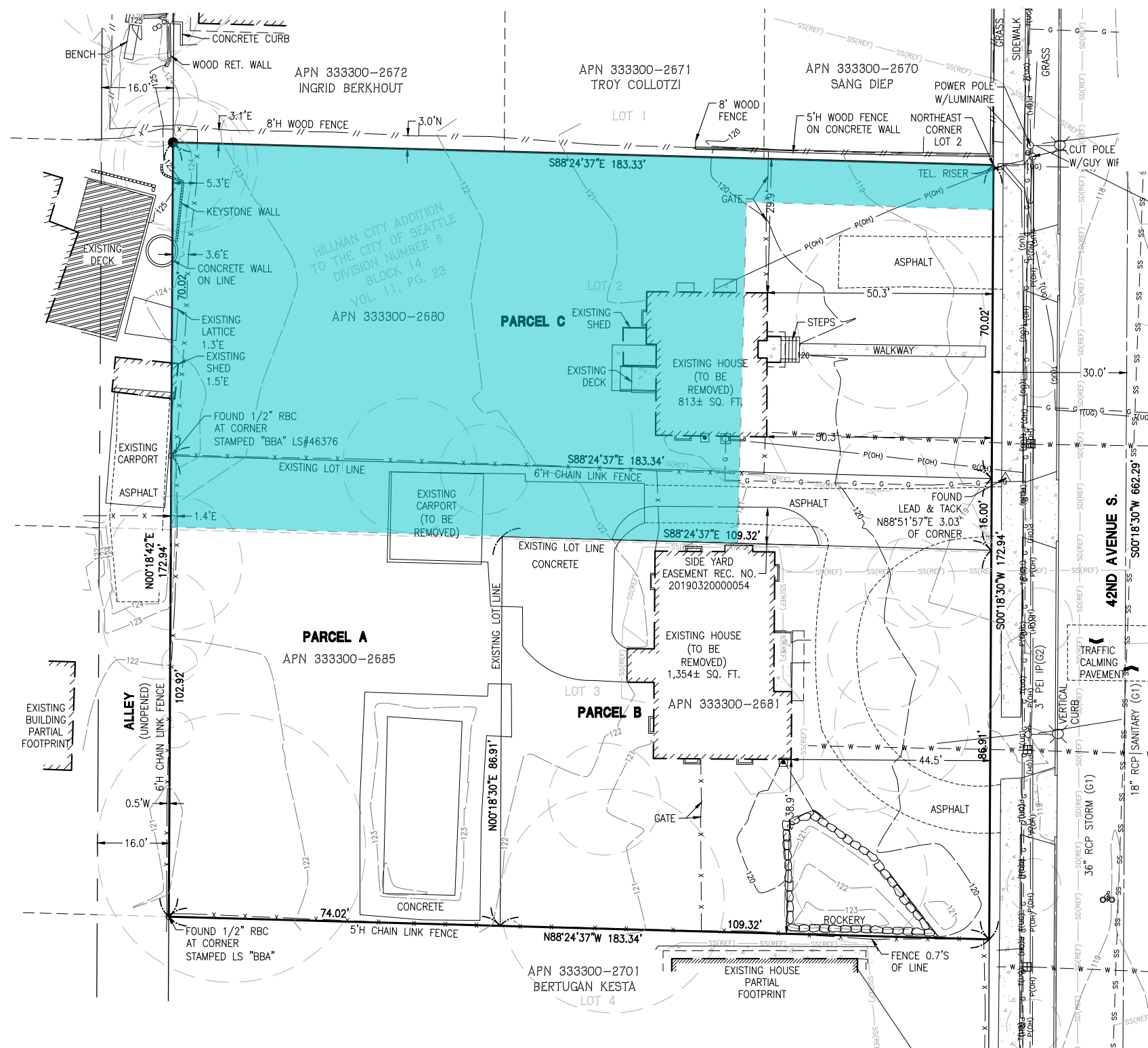
Link to project website and survey.



OVERALL SUMMARY:

In summary, the project team was able to reach multiple people through this outreach. We mailed flyers to residences in a 500 foot radius from the site. The flyer notified people of the project and provided some basic information about the design. The flyer also provided a QR code to easily access to the on-line survey and to the website with a commenting function. The website along with the survey was created on April 7th and ran until April 28th. The website for the project will permanently stay on-line to document our outreach work with the commenting option while the survey was kept on-line for at least 3 weeks. In addition, the project was posted on the DON calendar and blog. As a result of these types of outreach, we were able to gather information from the public about what they value in future development, such as affordability and quality materials at street-level, as well as some of their concerns regarding parking availability and the scale and look of the new building. Overall, this design review outreach created an opportunity for us to gather information from residents of the neighborhood and allowed us to provide information on the proposed site and the design process.

Public Outreach Summary



LEGAL DESCRIPTION:

LBA NO. 3038299-LU

LOT X:

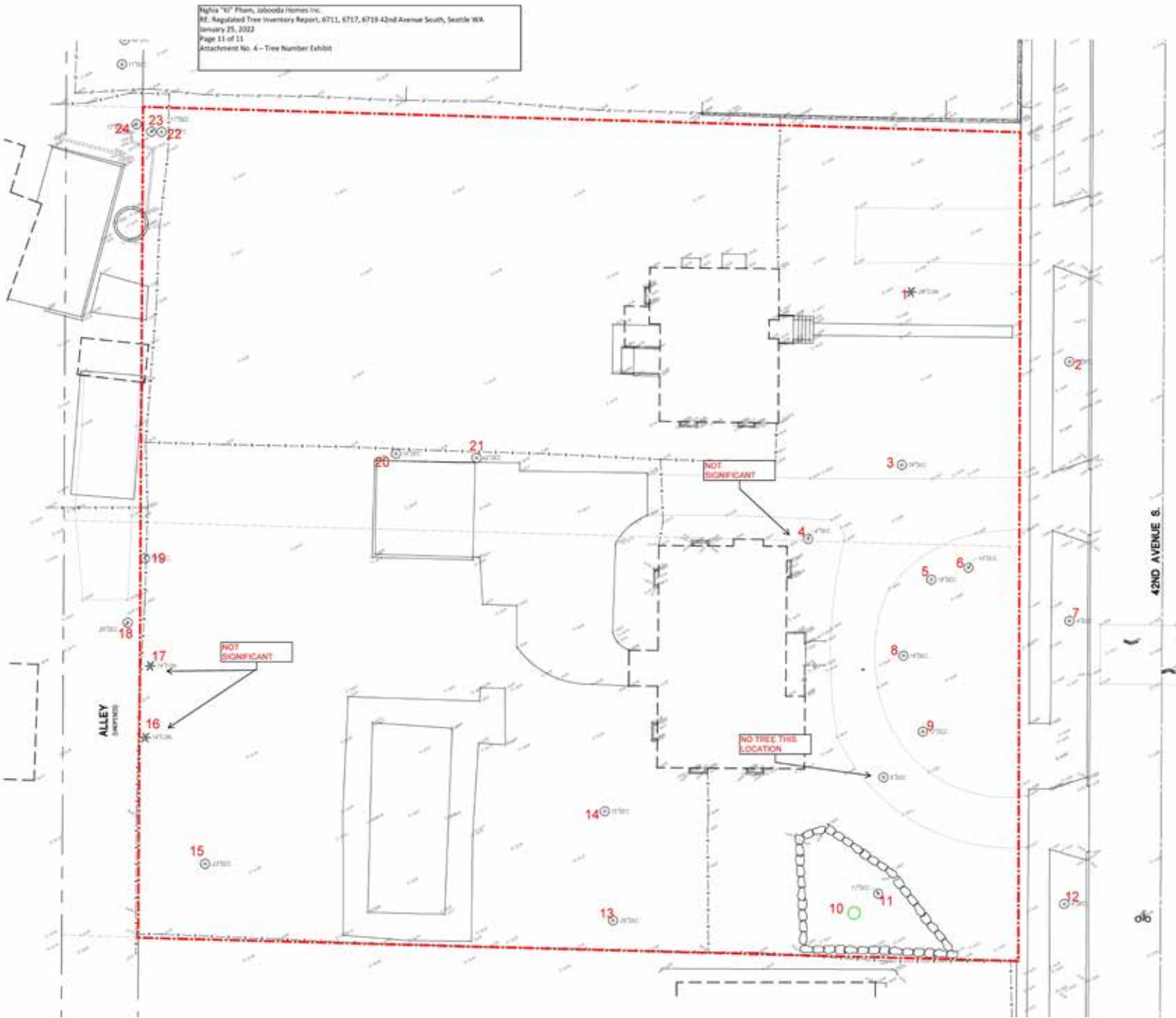
THAT PORTION OF LOTS 2 AND 3, BLOCK 14, HILLMAN CITY ADDITION TO THE CITY OF SEATTLE DIVISION NO. 6, ACCORDING TO THE PLATE THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 23, RECORDS OF KING COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2;
 THENCE SOUTH $00^{\circ}18'30''$ WEST, ALONG THE WEST RIGHT-OF-WAY MARGIN OF 42ND AVENUE SOUTH, 10.00 FEET;
 THENCE NORTH $88^{\circ}24'53''$ WEST, 54.99 FEET;
 THENCE SOUTH $01^{\circ}35'24''$ WEST, 75.92 FEET;
 THENCE NORTH $88^{\circ}24'34''$ WEST, 126.64 FEET TO A LINE 16.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 3;
 THENCE NORTH $00^{\circ}18'42''$ EAST, ALONG SAID PARALLEL LINE AND ITS NORTHERLY PROLONGATION, 85.93 FEET TO THE NORTH LINE OF SAID LOT 2;
 THENCE SOUTH $88^{\circ}24'37''$ EAST, ALONG SAID NORTH LINE, 183.33 FEET TO THE TRUE POINT OF BEGINNING.

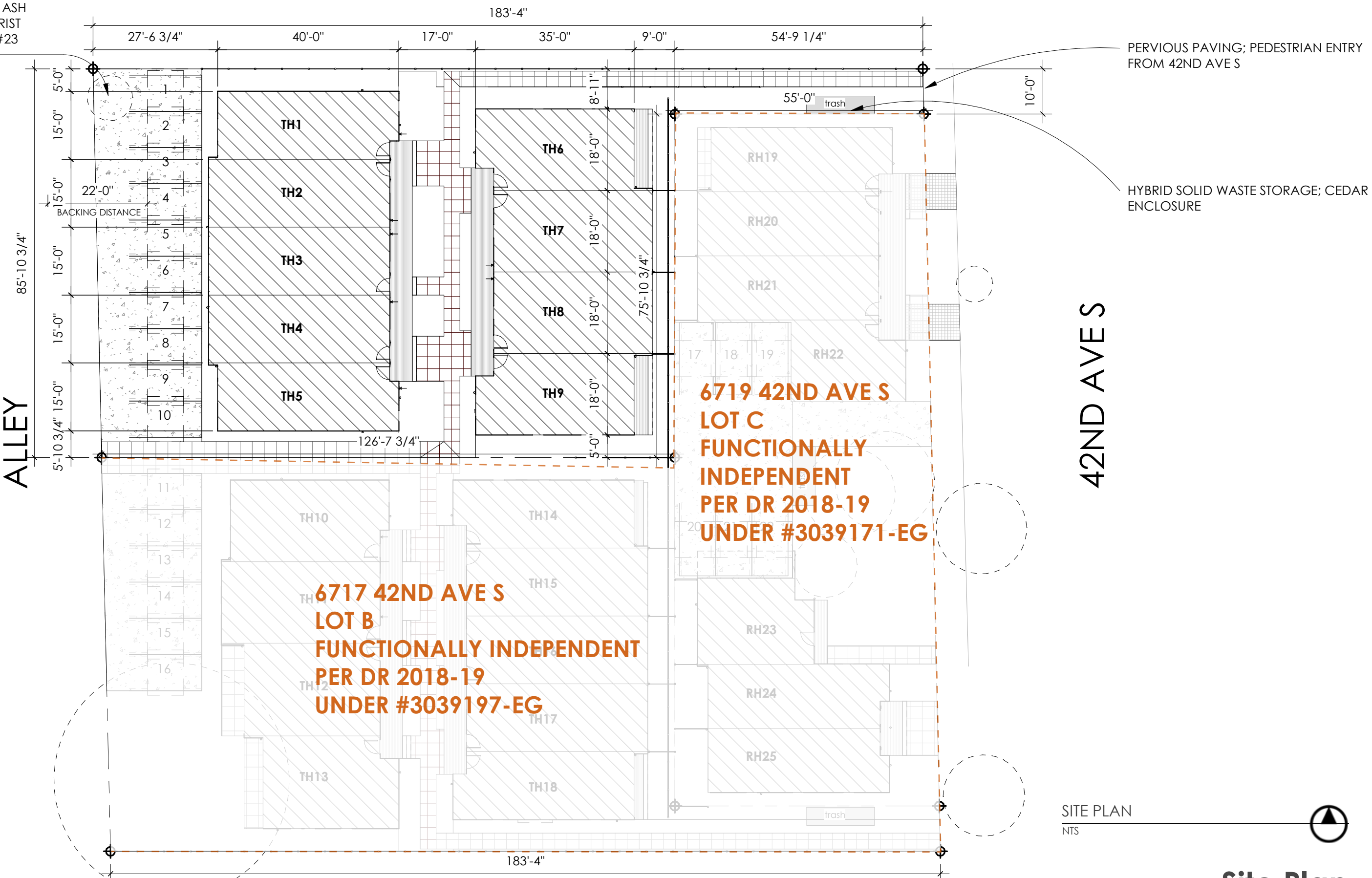
Project Site & Survey

Tree Summary Table from Arborist

Significant	Exceptional Size	Grove Size	Exceptional Grove	Tree No.	DBH (CMD)	Species	Threshold	Drip-line (R')	Health	Structure	Comments on Condition	Viable Tree?
	✓	✓	No	1	34.5"	Deodar cedar, Cedrus deodara	30"	0' / 34'	1	3	Double leader, 1/2 topped and limbed (dead), live leader topped	NO
ROW/42ND				2	2"	Crabapple, Malus baccata	N/A	11'	1	2	Copious suckers at base	YES
✓				3	7.1, 8.4" (11")	Mountain ash, Sorbus aucuparia	29"	15'	2	3	Double leader, decay in trunk, asymmetric canopy, topped	NO
Not Significant				4	5.7"	Star magnolia, Magnolia stellata						
	✓	✓	No	5	12.5"	Hollywood juniper, Juniperus chinensis torulosa	10.3"	10'	1	2	Multiple leaders, horribly pruned in past	YES
	✓	✓	No	6	8, 9.7" (12.6")	Hollywood juniper, Juniperus chinensis torulosa	10.3"	11'	1	2	Multiple leaders, horribly pruned in past	YES
ROW/42ND				7	2.5"	Crabapple, Malus baccata	N/A	8'	1	3	Copious suckers at base, large tear in trunk	NO
	✓	✓	No	8	8, 10.1" (12.9")	Alpine fir, Abies lasiocarpa	12.6"	7'	2	2	Adelgid insect injury, double leader	YES
✓		✓	No	9	13.9"	Hinoki cypress, Chamaecyparis obtusa	16.4"	14'	1	1		YES
✓				10	2, 4.6" (7.5")	Walnut, Juglans regia	28.8"	15'	1	2	Multiple leaders	YES
✓				11	7.9, 8.3" (11.5")	Walnut, Juglans regia	29.8"	18'	1	2	Double leader	YES
ROW/42ND				12	3"	Crabapple, Malus baccata	N/A	9'	1	2	Copious suckers at base	YES
	✓	✓	No	13	31"	Willow (non-native), Salix sp.	24"	23'	3	3	Ganoderma decay fungus, previous failure, internal decay	NO
✓		✓	No	14	8.2, 10.1" (13")	Apple, Malus domestica	20"	15'	2	2	Diseased, poorly pruned	YES
	✓	✓	No	15	24.5"	Honey locust, Gleditsia triacanthos	20"	26'	1	2	Multiple small trunk wounds	YES
Not Significant				16/17		Arborvitae (shrub species)						
ROW/ALLEY				18	(5) 2-4" (6.5")	Plum, Prunus domestica	N/A	7"	2	2	Multiple leaders, brown rot fungus, suckers	YES
✓		✓	No	19	7.9, 9" (12")	Oregon Ash, Fraxinus latifolia	24"	11"	1	2	Double leader	YES
✓		✓	No	20	16.2"	Oregon Ash, Fraxinus latifolia	24"	19'	1	3	Topped, multiple leaders	NO
✓		✓	No	21	13.4"	Oregon Ash, Fraxinus latifolia	24"	17'	1	3	Topped, girdling at rootcrown	NO
✓		✓	No	22	17"	Oregon Ash, Fraxinus latifolia	24"	9"	2	3	Topped, trunk decay, ivy obscuring trunk	NO
	✓	✓	No	23	26"	Oregon Ash, Fraxinus latifolia	24"	0"	2	3	Topped, trunk decay, ivy	NO
ROW/ALLEY				24	18"	Oregon Ash, Fraxinus latifolia	N/A	0"	2	3	Topped, trunk decay, ivy	NO



EXCEPTIONAL 26" OREGON ASH
TO BE REMOVED PER ARBORIST
RECOMMENDATION; TREE #23
PER ARBORIST REPORT



42ND AVES

ALLEY

SITE PLAN
NTS



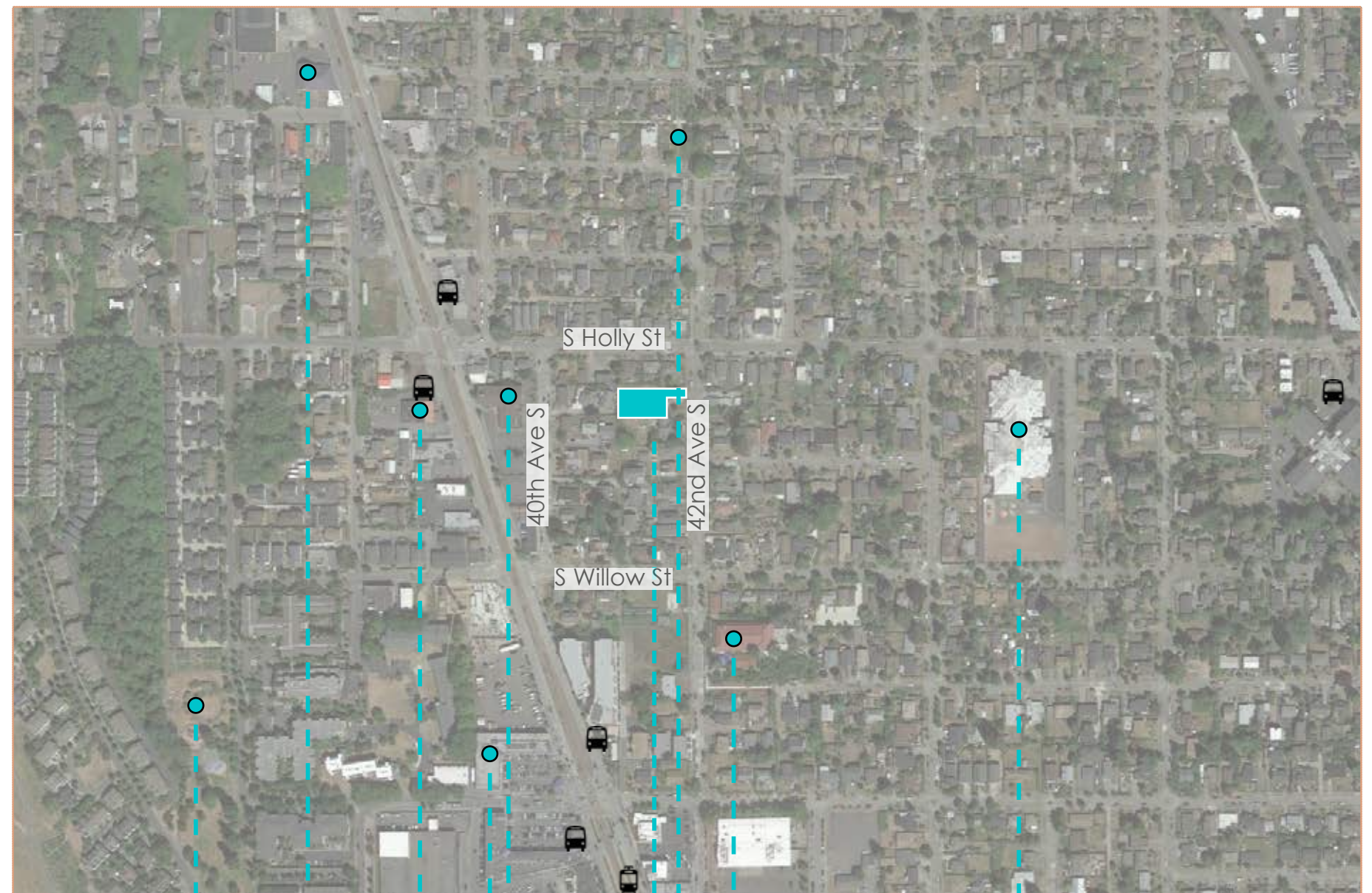
Site Plan



Site:
Beacon Hill
Neighborhood



EXISTING SITE



John C.
Park



Orthodox
Church

Ba Mien
Seasfood
Market

Eyman's Halal
Pizza



Greater Glory
Ministries

Angel Morgan
P-Patch



Duoc Su Temple

Martin Luther
King Jr.
Elementary
School

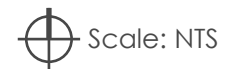
SITE: 6711 42nd Ave S

Context



Neighborhood

The project at 6711 42nd Ave S is located in a LR1 (M1) neighborhood. The site is located in an area between commercial/apartment buildings and single family homes. This gives it a great opportunity to be a bridge between the two development standard, moving towards the future of higher density city living while respecting the size, scale and design of smaller homes.



1. Single Family
4232 S Frontenac St



3. Single Family
4415 S Warsaw St



5. Multifamily Townhouse
4202 S Myrtle St



2. Church
6718 Martin Luther King Jr Way S

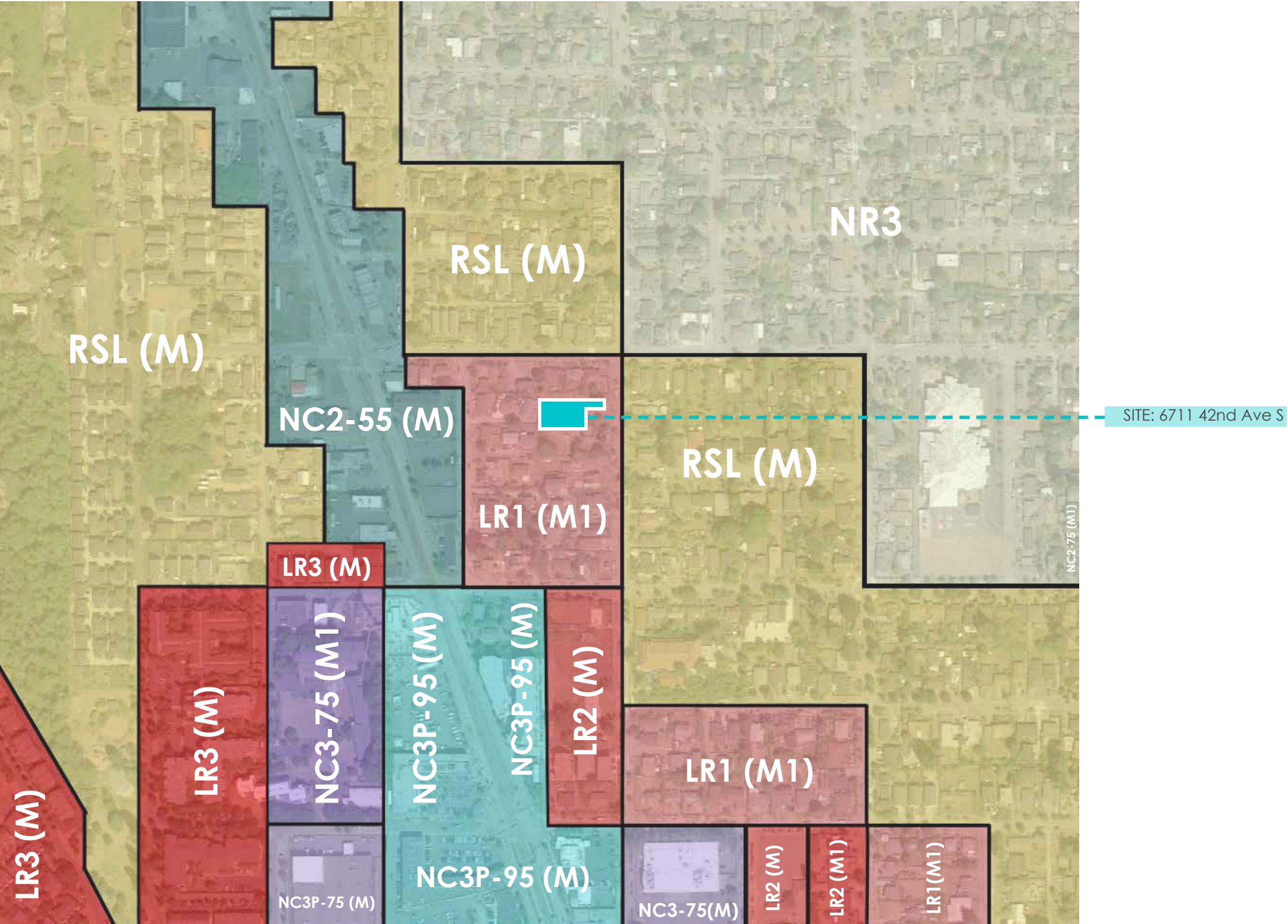


4. Multifamily Townhouse
6511 44th Ave S



6. Apartments
6940 Martin Luther King Jr Way S

Context Analysis



Project Site Zoning: LR1 (M1).

**DEVELOPMENT STANDARDS
FOR ZONING ON PAGE 3.*

Adjacent Zoning: RSL (M), LR2 (M), NC3P-75 (M1), NC2-55 (M)

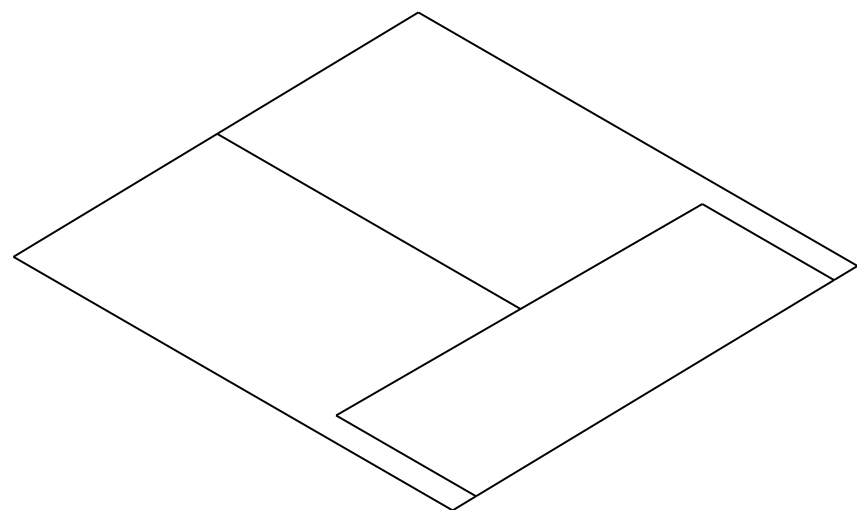
Key:

- LR1
- LR2
- LR3
- RSL
- SF 5000
- NC2-55
- NC3P-95
- NC3-75
- NC3P-75

Scale: NTS

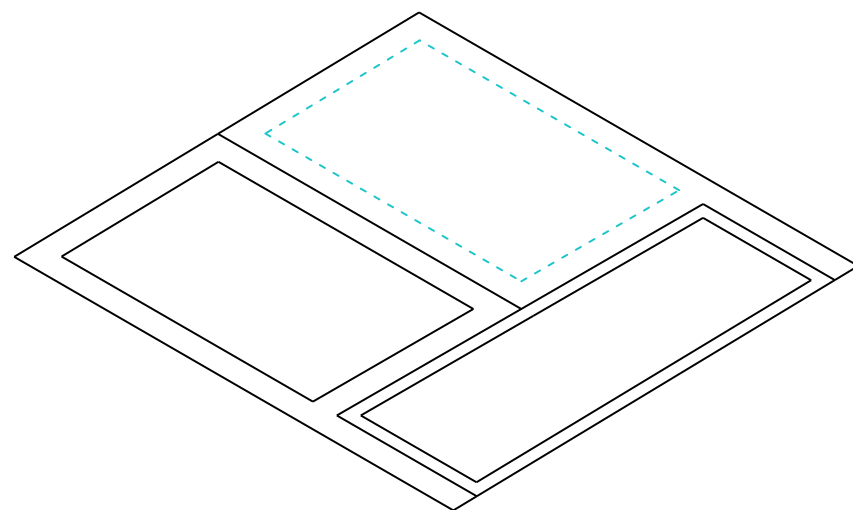
Zoning Analysis

SEATTLE DESIGN GUIDELINES		DESIGN RESPONSE
CS2 Urban Pattern and Form	D. Height, Bulk, and Scale	The project is currently zoned as a LR1 (M1) and is located between NR3 and NC3P-95 (M). The area is going through a transition from what previously was single family to now mixed use and multifamily residential. The projects scale respects the neighborhoods current scale by staying below the 30' height limit and locating any penthouses towards the center mass of the building. The project minimizes bulk by using modulation to define shared open spaces and numerous decks and patios break down the massing within the units.
CS3 Architectural Context and Character	A. Emphasizing Positive Neighborhood Attributes	The project is meant to blend commercial and residential together to define and celebrate a transitioning area. This project will help bring much needed density into this neighborhood. The project makes sure to provide neighborhood amenities and emphasizes opportunity for shared outdoor courtyards and gathering spaces. Simple shed roofs and entry stoops connect with the more traditional housing within th existing neighborhood.
PL1 Connectivity	B. Walkways and Connections	The primary pedestrian walkways create a central courtyard and community space. The roof structure and awning overhang covering portions of the communal space and stoops create protected outdoor space that can be enjoyed by residents year-round. Greenspace dotted throughout the interior circulation space will provide ample privacy from unit to unit and will also inform common amenity space.
	C. Outdoor Uses and Activities	Between the building are shared courtyards that provide opportunity for residents to interact and gather. Green space and awning to visually define the entries, bringing interest and texture to the entry courtyard spaces.
PL2 Walkability	B. Safety and Security Othello Supplemental Guidance I. Personal Safety	Ample outdoor deck space on each unit facing inward towards the courtyard space, as well as overlooking the alley and street, ensure a level of natural surveillance. Sufficient illumination is also planned to both guide users through the space and deter crime.
PL3 Street-Level Interaction	A. Entries Othello Supplemental Guidance I. Human Activity	Each group of units has a unique color making them easily identifiable and providing each building with a sense of identity. Entries are defined through slightly raised porches, wood siding, and awnings that create a defined high-quality entry. The arrangement of the entries and the courtyard space creates a welcoming gathering space.
DC2 Architectural Concept	C. Secondary Architectural Features	The decks and patios are carved out of the main unit massing and highlighted with colored panels. This provides visual depth and interest, breaks down the overall massing, and connects with the bright color found within the neighborhood.
DC4 Exterior Elements and Finishes	Othello Supplemental Guidance I. Exterior Finish Materials	Much of the exterior finish for the project is a simple vertical siding that fits well within the traditional neighborhood context. The entries are wrapped the wood and create a high quality focal point at the pedestrian entry. Colored accent panel is used in key locations, such as patios and decks, to bring in the pops of color that are characteristic of this neighborhood.



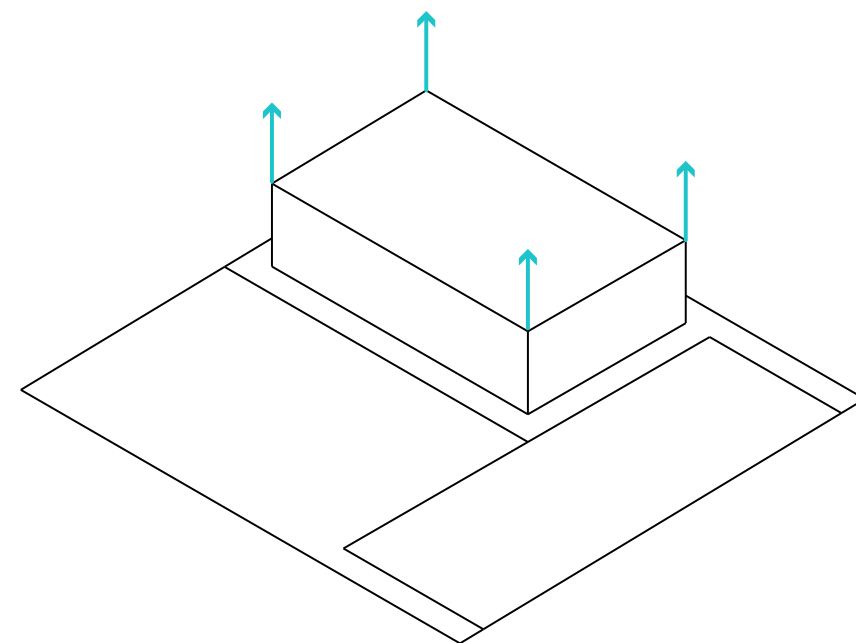
1.

Identifying lots and relationship to each other along with the lot dimensions



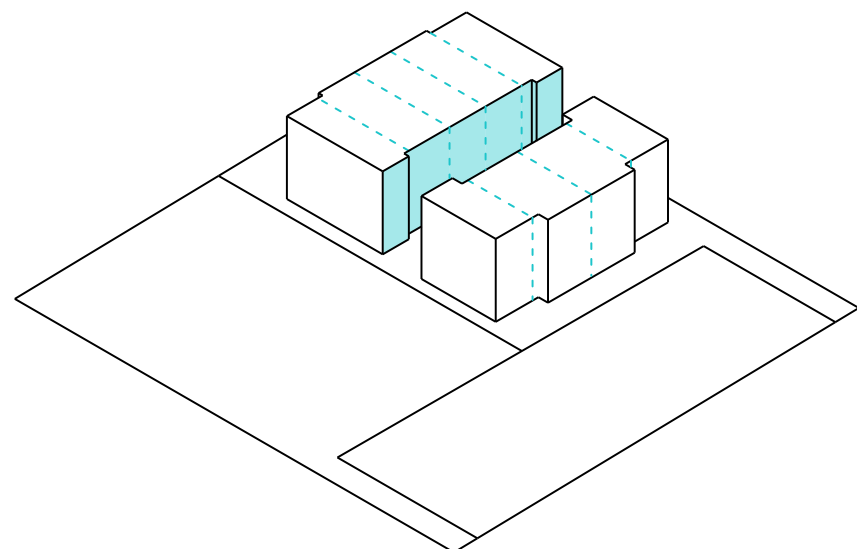
2.

Offsetting lot lines to establish allowed building footprint



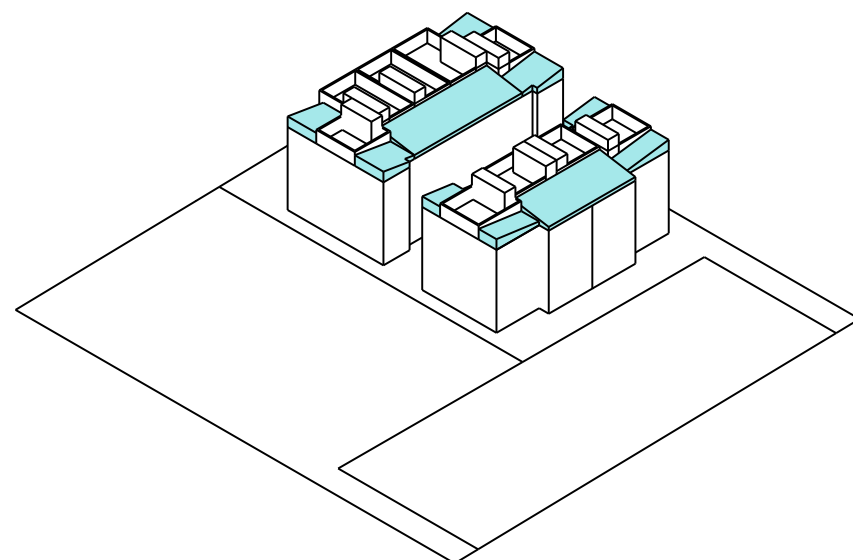
3.

Extruding building from derived footprint



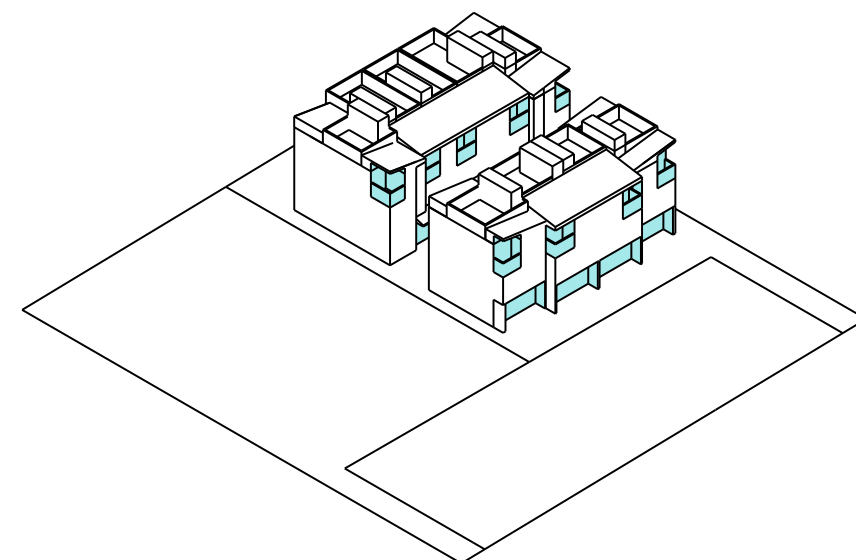
4.

Pushing and pulling building shape to create variation in facade, emphasize the entries, and create common courtyards



5.

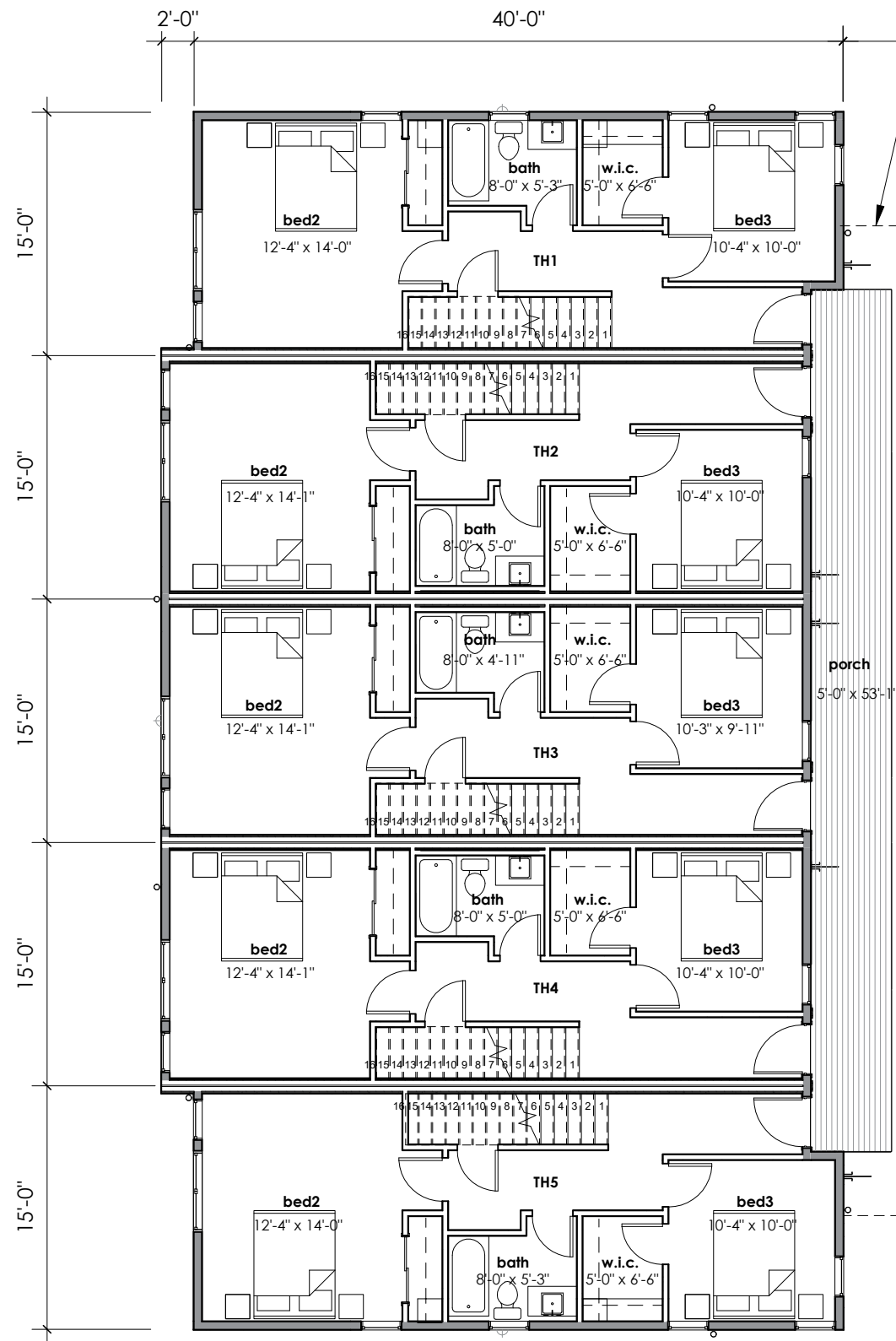
Populating roof with penthouse/deck space. Shed roofs provide roof shape



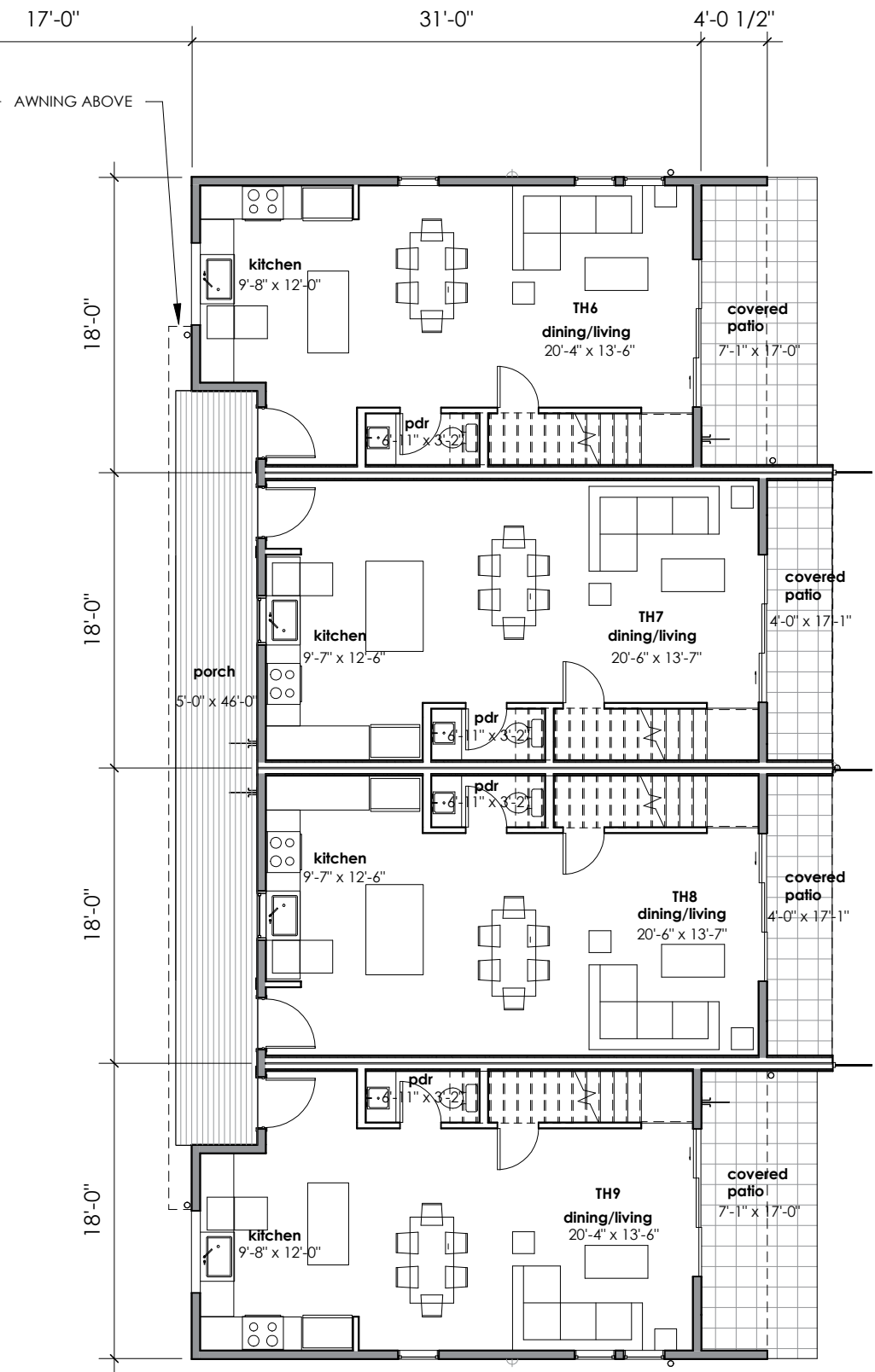
6.

Entries, patios, and balconies are carved out of the building mass to break down the scale, provide visual interest through pops of color, and create integrated protected outdoor space

Design Concept



Bldg 1

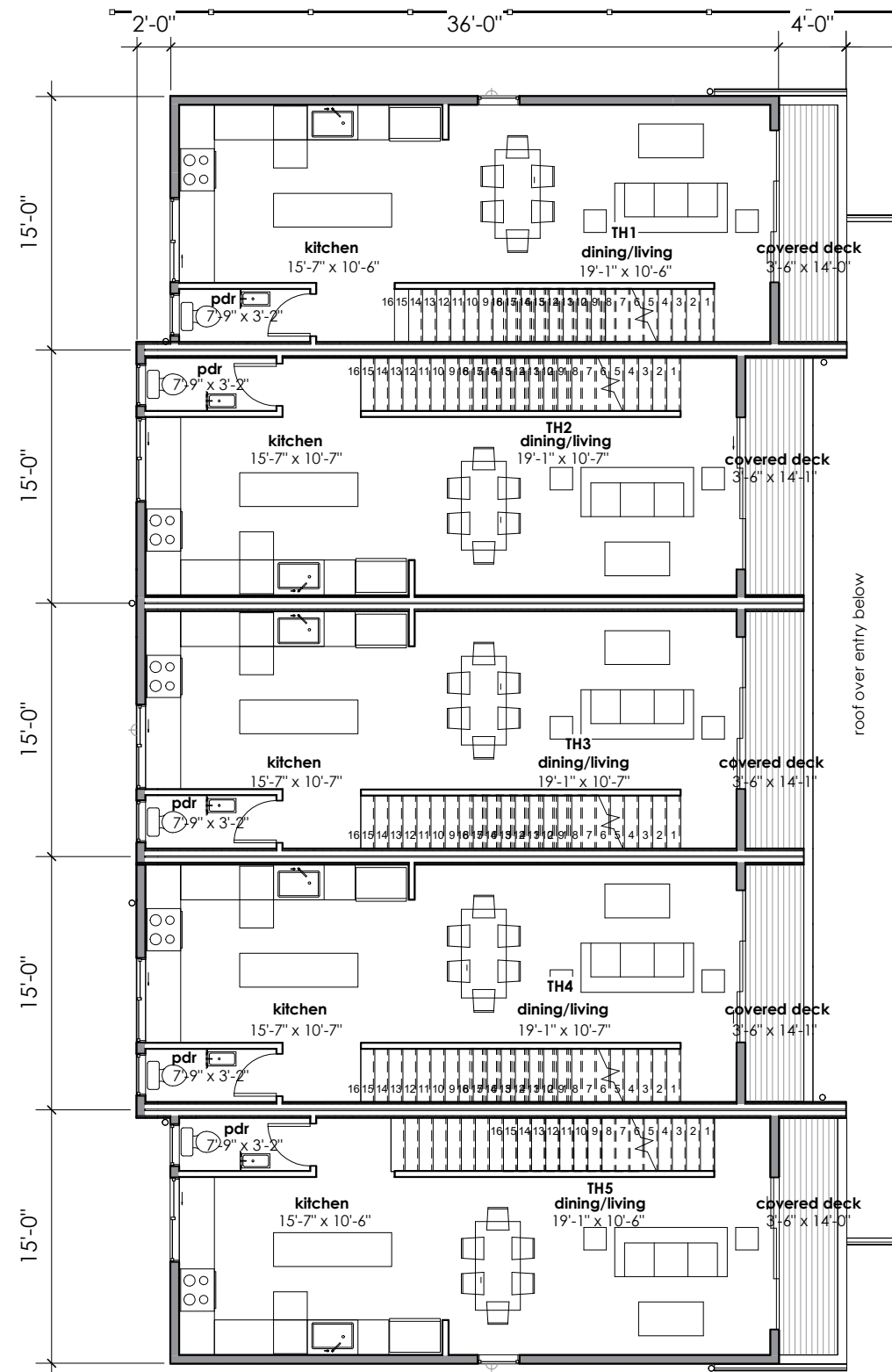


Bldg 2

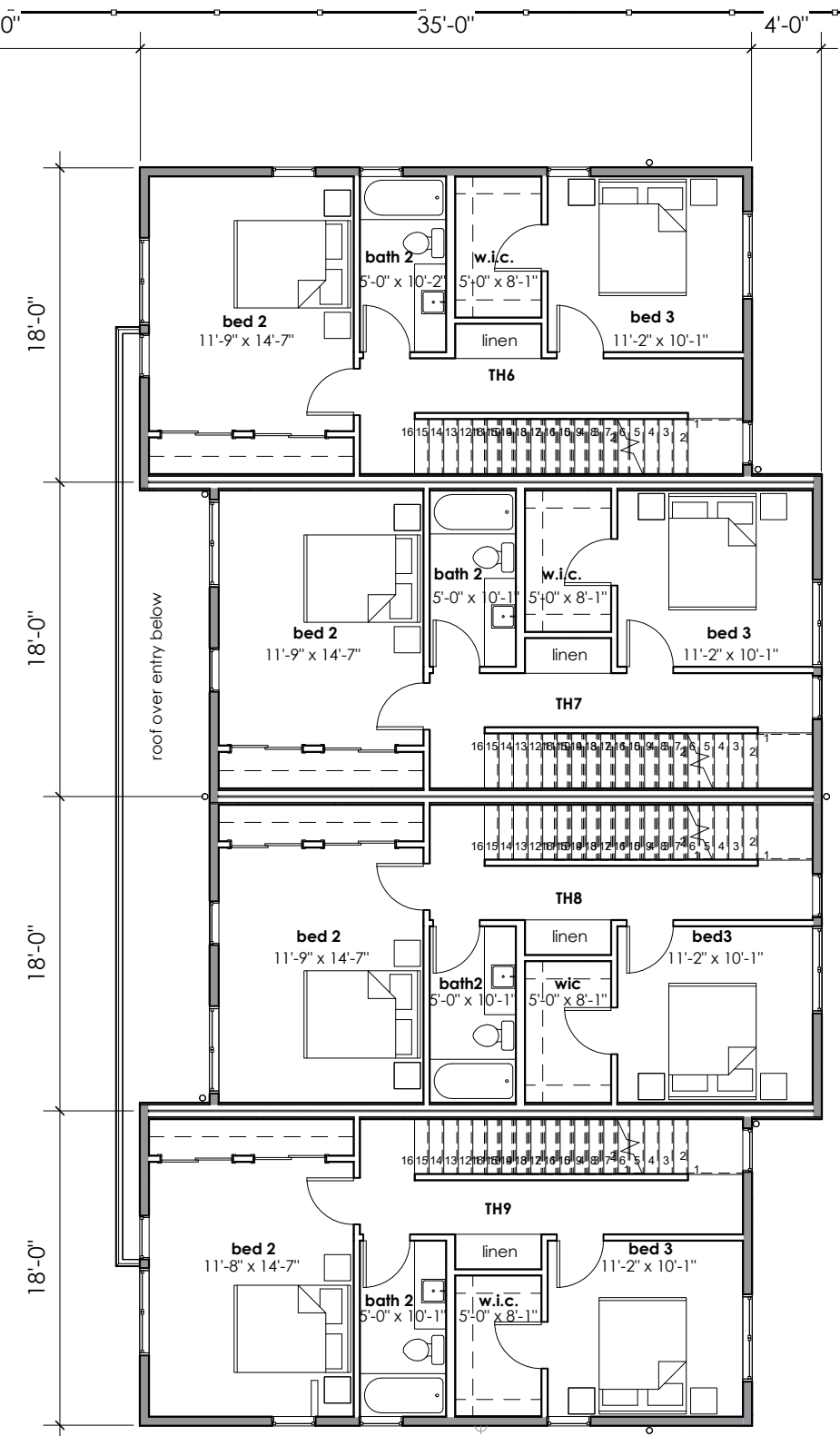
LEVEL 1
SCALE: 1" = 10'-0"



Floor Plans



Bldg 1

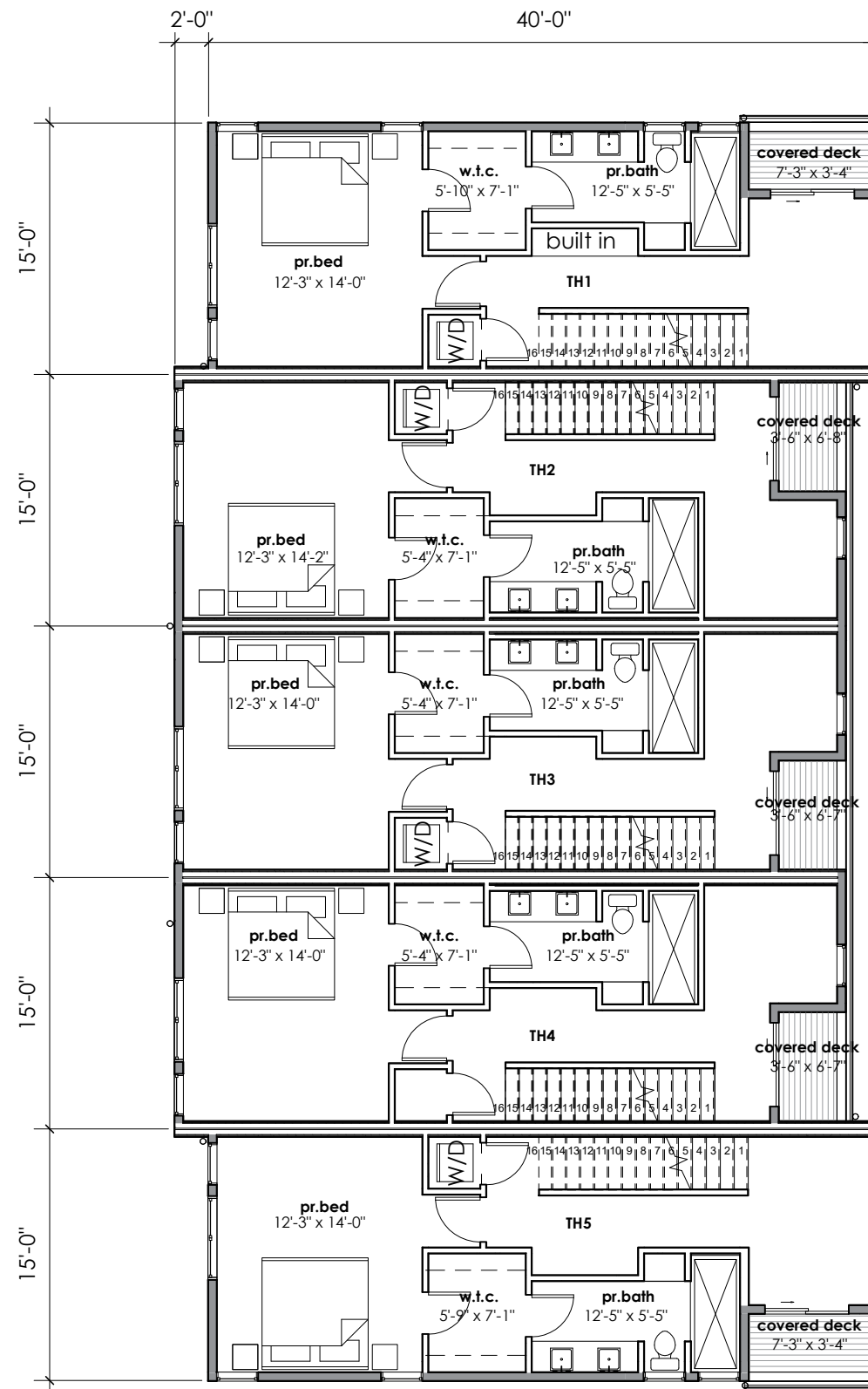


Bldg 2

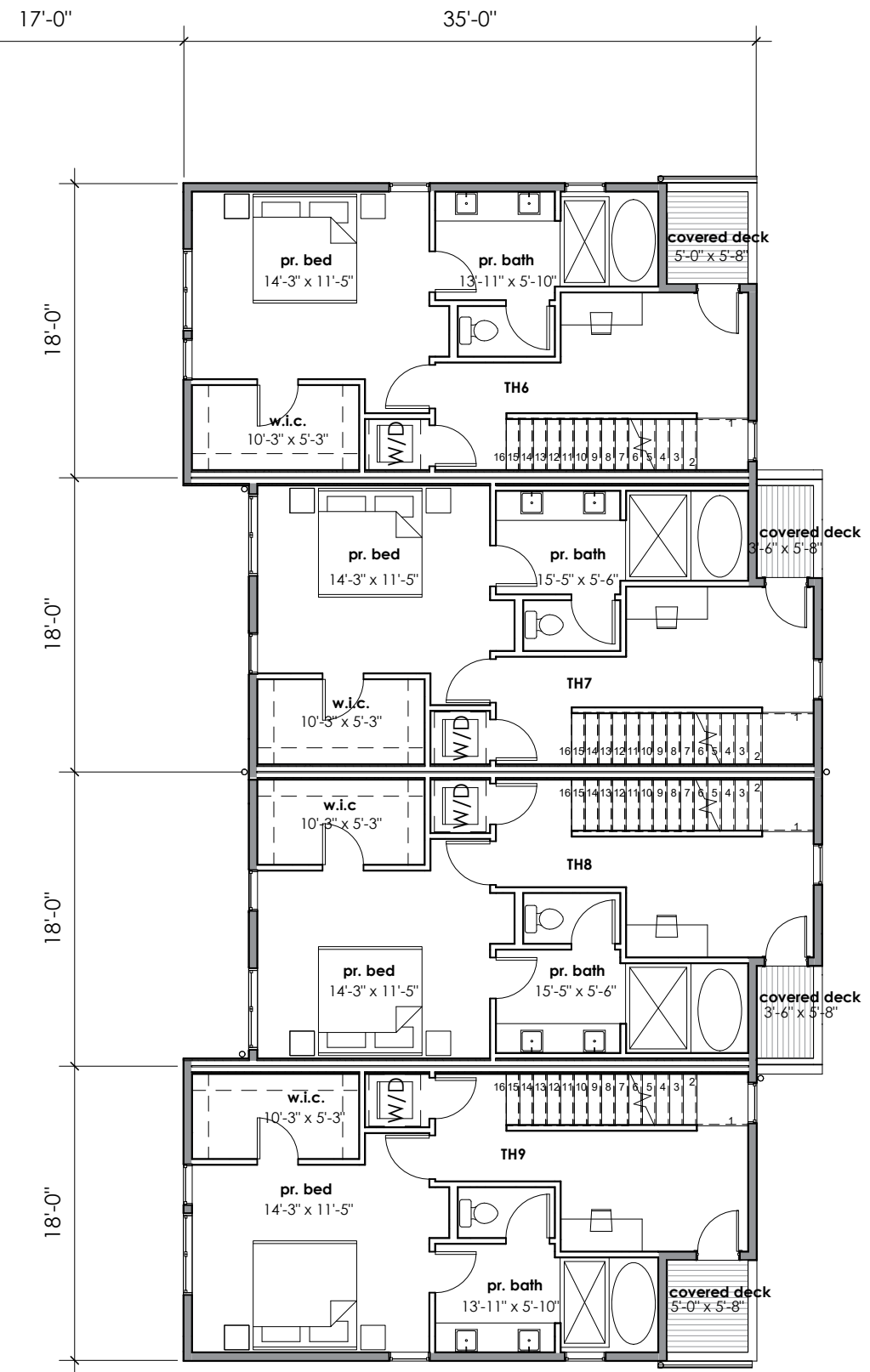
LEVEL 2
SCALE: 1" = 10'-0"



Floor Plans



Bldg 1

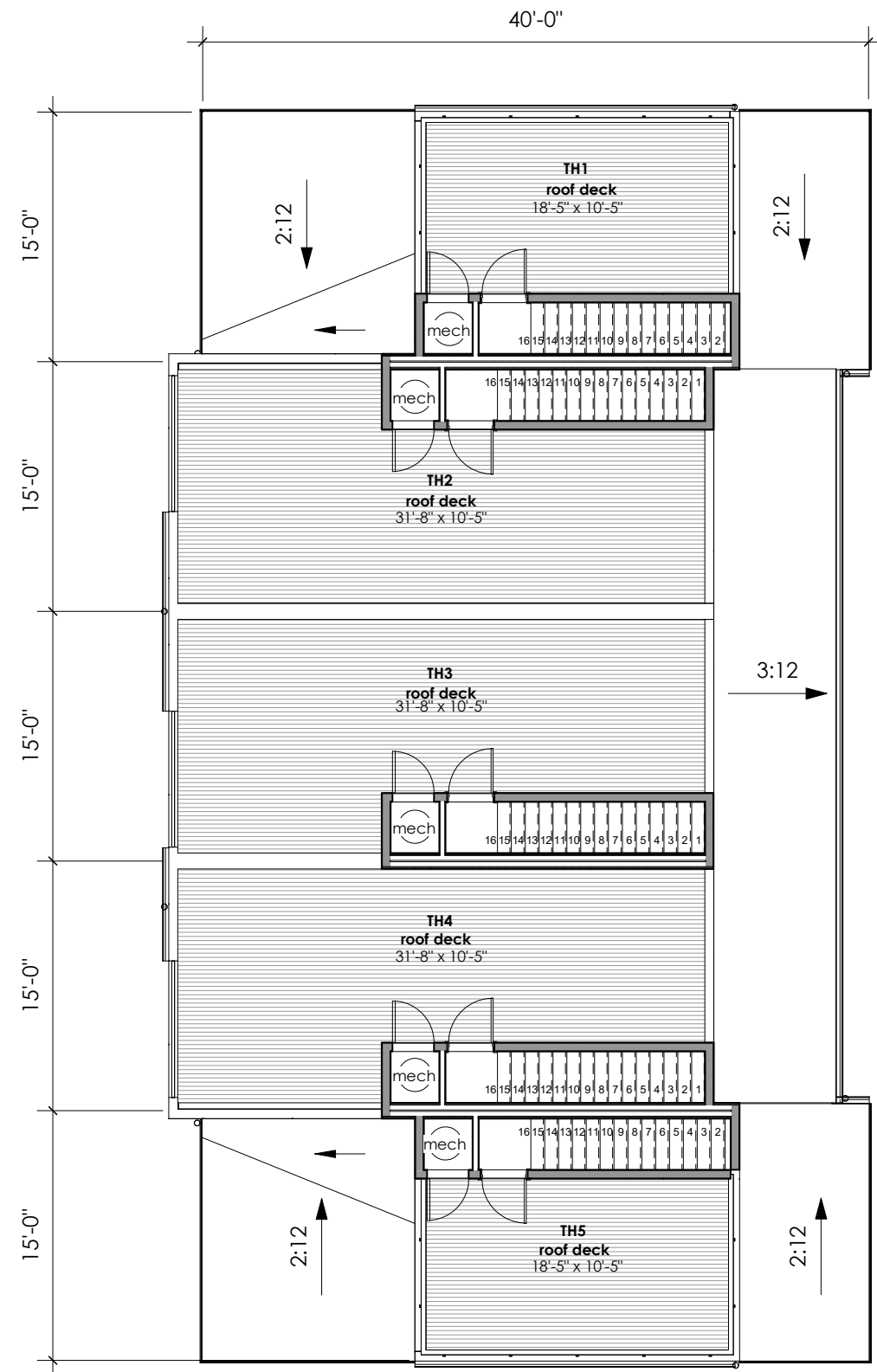


Bldg 2

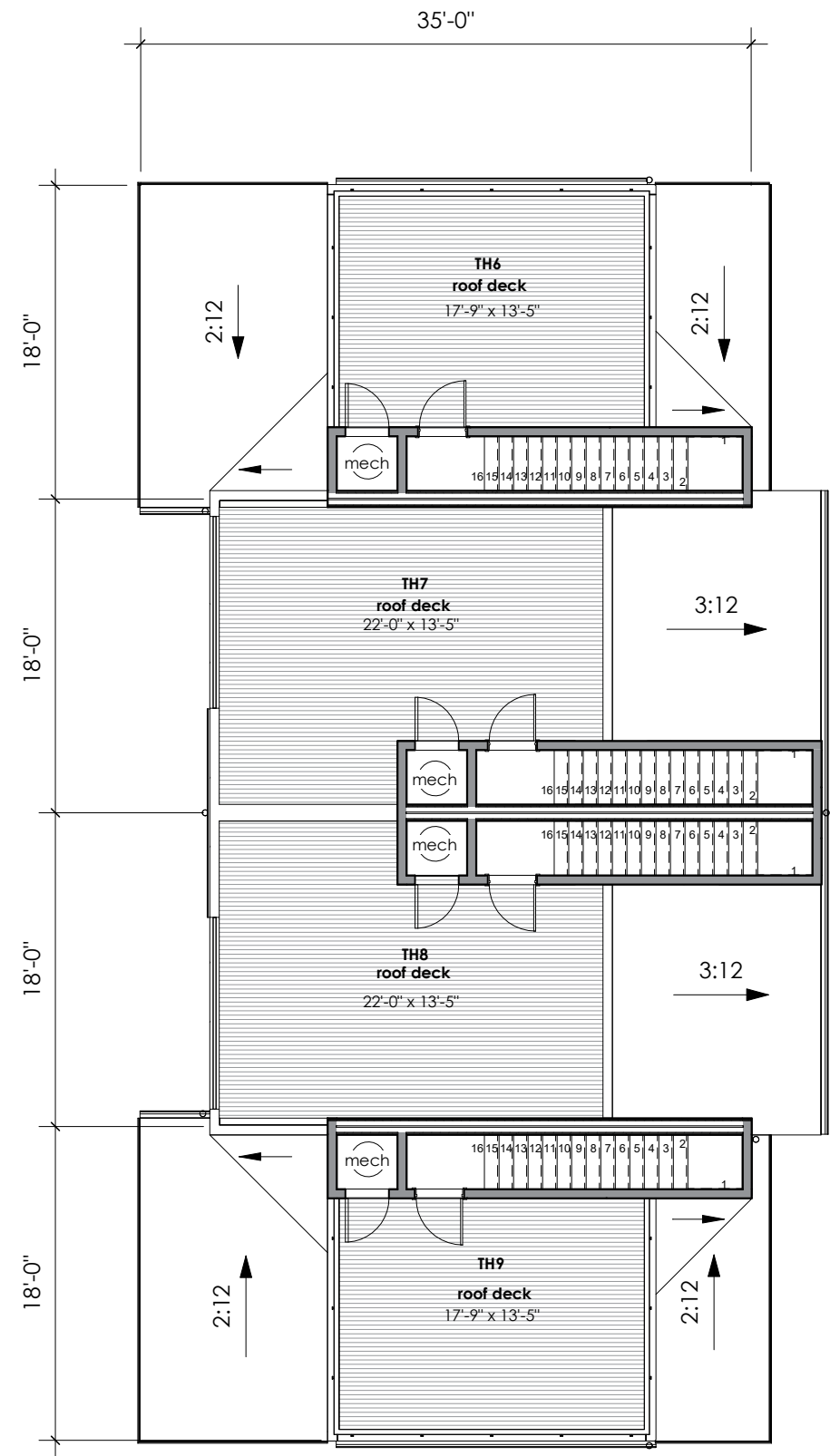
LEVEL 3
SCALE: 1" = 10'-0"



Floor Plans



Bldg 1



Bldg 2

ROOF LEVEL
SCALE: 1" = 10'-0"



Floor Plans

1. Vertical Board and Batten

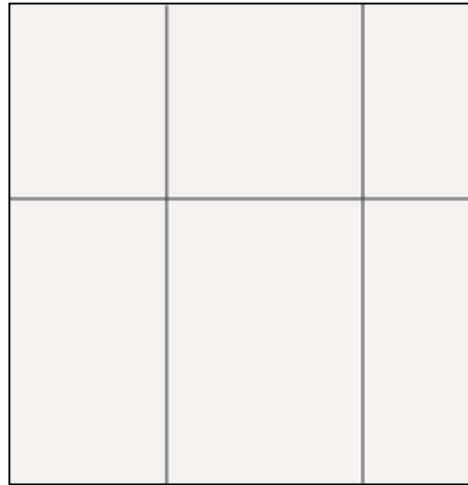


4'x8' Cementitious Panel w/ 1x2 Cedar Batts at 12"o.c

Sherwin Williams #7079
Iron Ore

Utilized at end units levels

2. White Panel



Cementitious Panel

Sherwin Williams #7004
Snowbound

Utilized on interior units, seams to articulate window pattern.

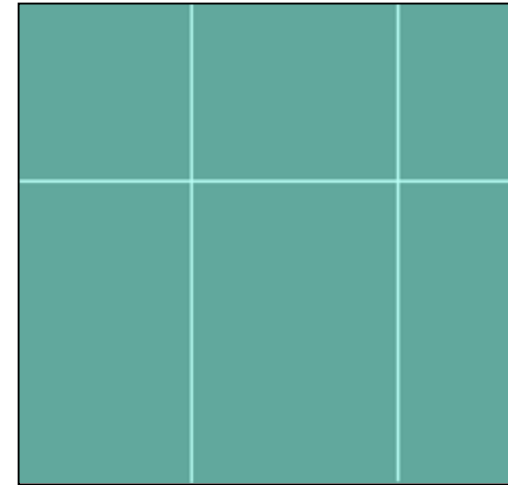
3. Cedar Siding



1"x4" T&G Cedar Siding

Utilized as accent material at entries

4. Accent Color A

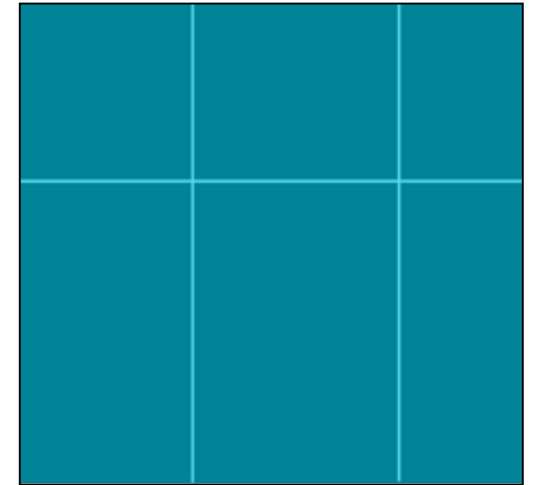


Cementitious Panel

Sherwin Williams #6760
Rivulet

Accent color used in balcony cut outs

5. Accent Color B

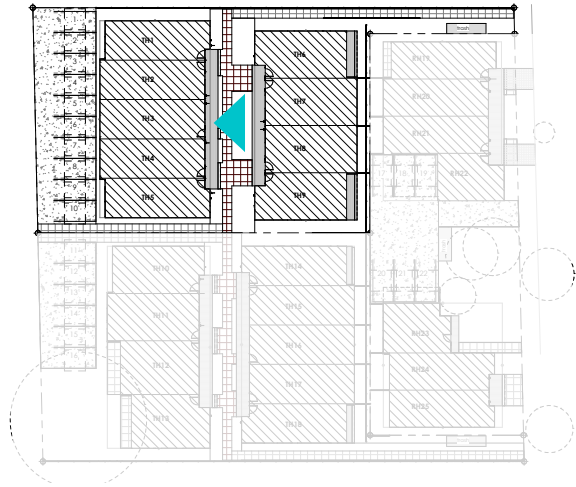


Cementitious Panel

Sherwin Williams #6782
Cruising

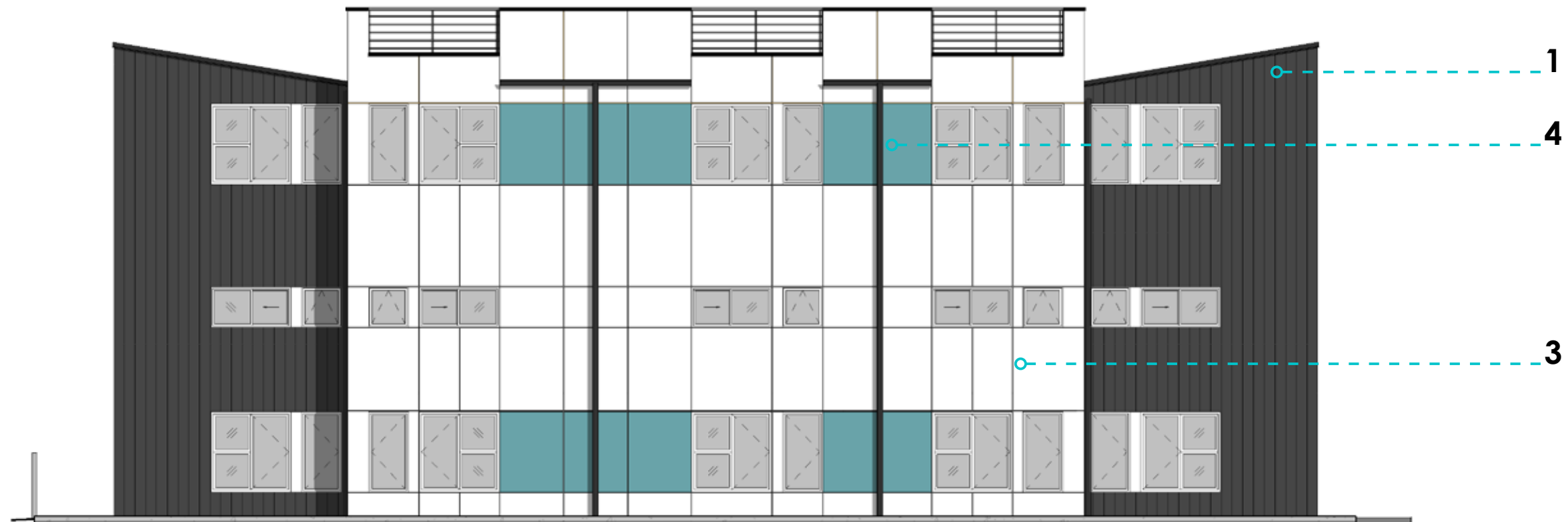
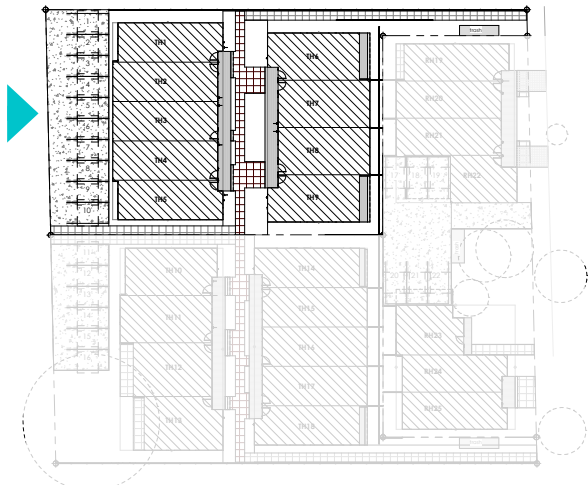
Accent color used in balcony cut outs

Material Palette



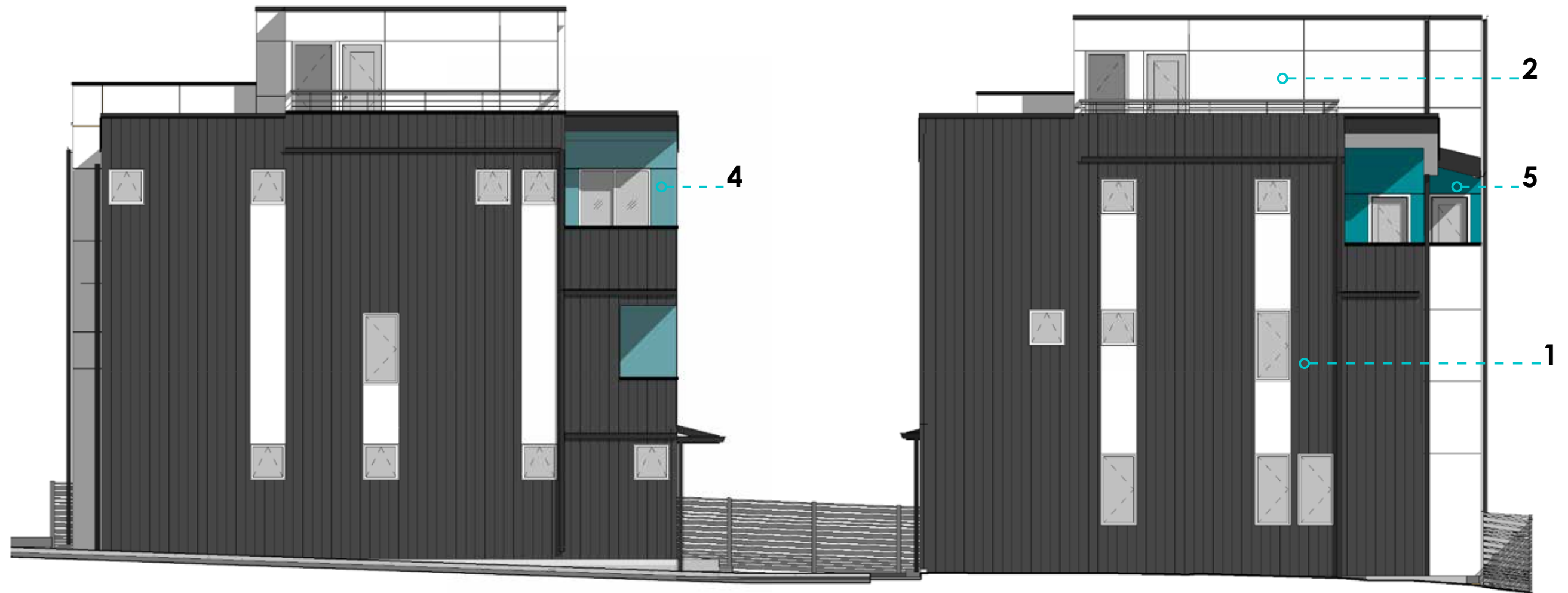
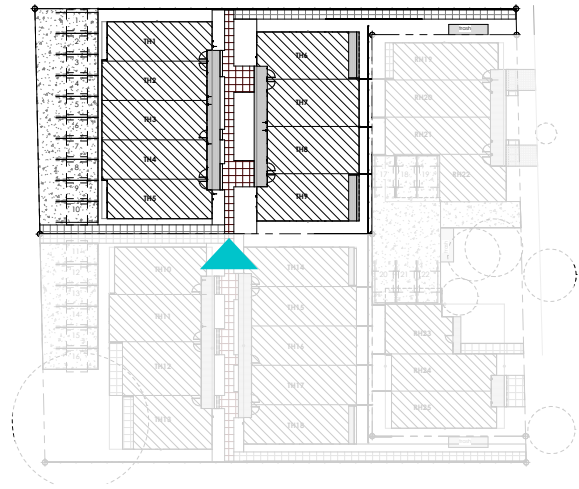
EAST ELEVATION BUILDING 1
SCALE: 1/8" = 1'

Building Elevations



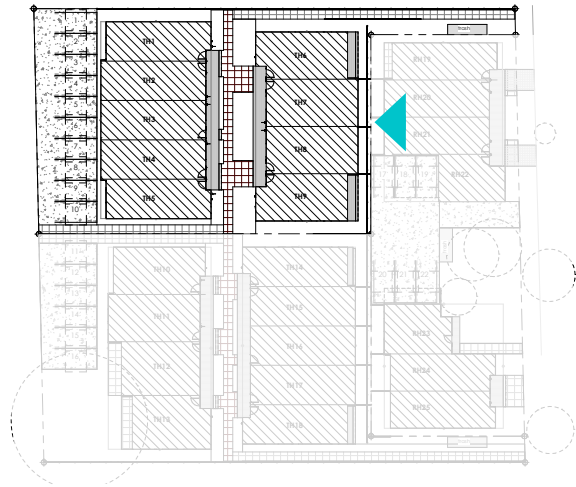
ALLEY (WEST) ELEVATION BUILDING 1
SCALE: 1/8" = 1'

Building Elevations



SOUTH ELEVATION BUILDING 1 AND 2
SCALE: 1/8" = 1'

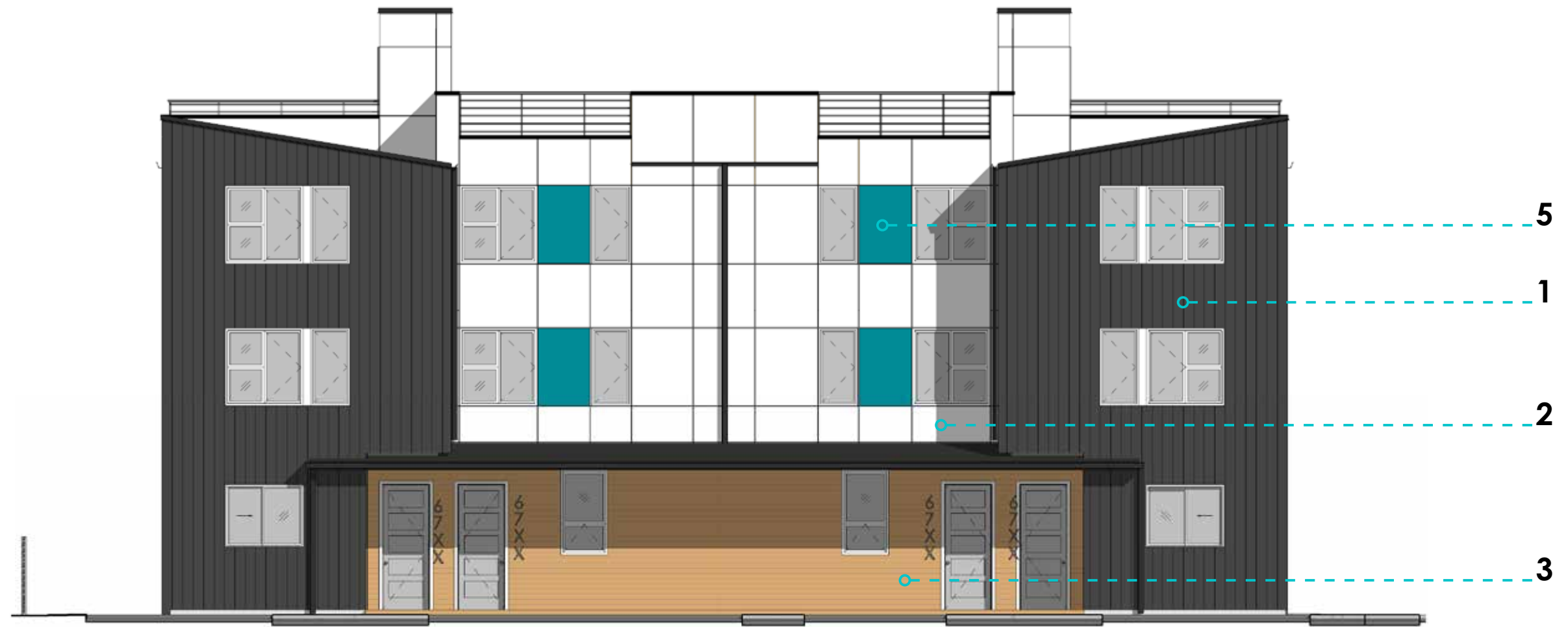
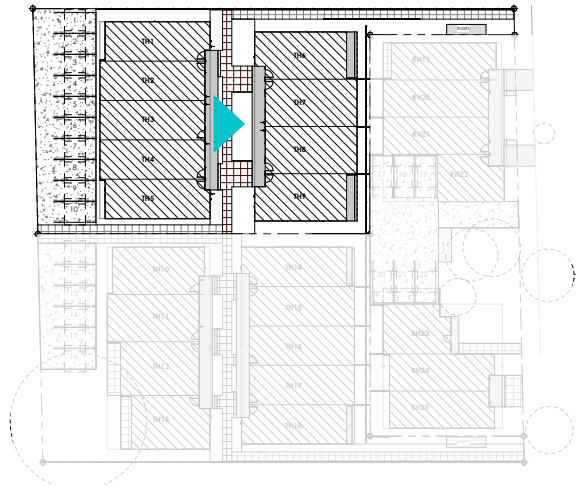
Building Elevations



EAST ELEVATION BUILDING 2

SCALE: 1/8" = 1'

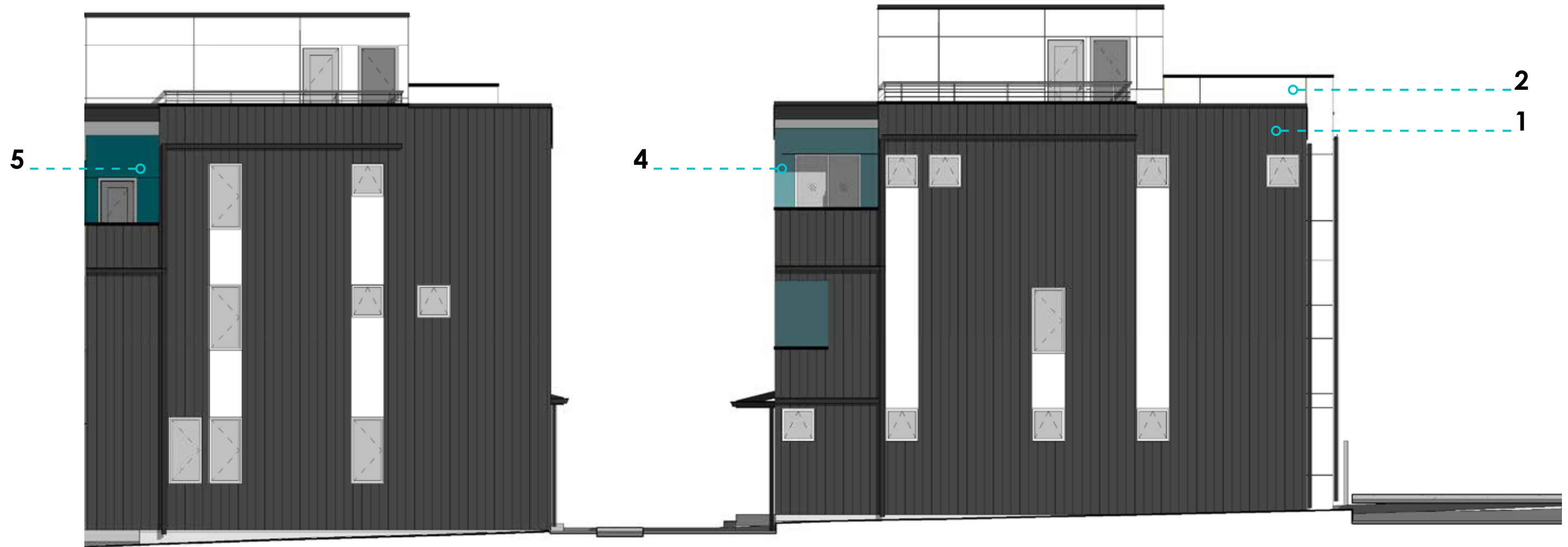
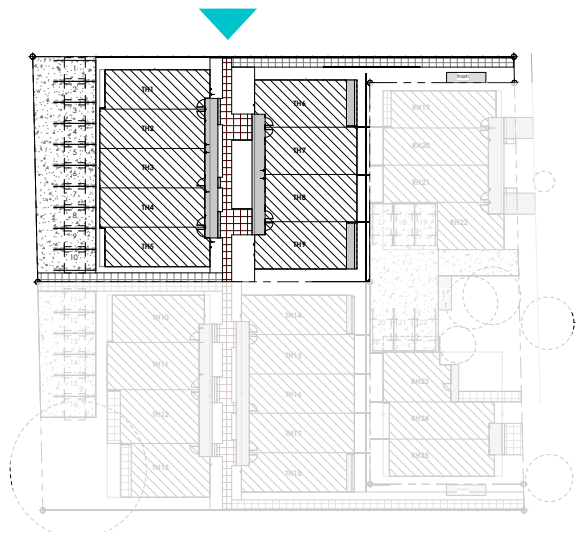
Building Elevations



WEST ELEVATION BUILDING 2

SCALE: 1/8" = 1'

Building Elevations

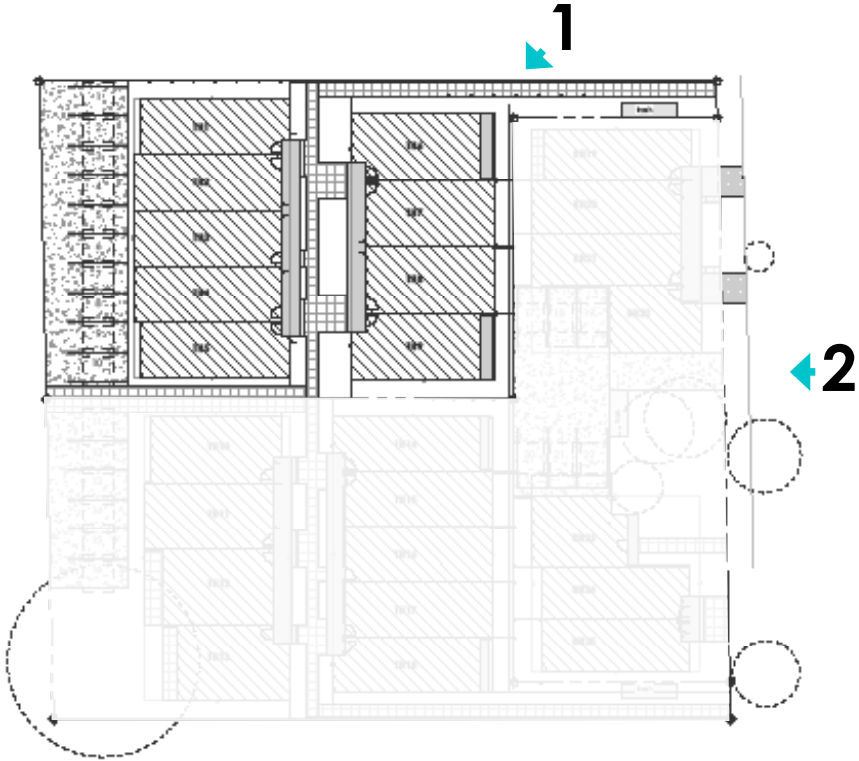


NORTH ELEVATION BUILDING 1 AND 2
SCALE: 1/8" = 1'

Building Elevations



1. APPROACH FROM SOUTH ON 42ND AVE S



2. FACADE VIEW FROM 42ND AVE S LOOKING WEST

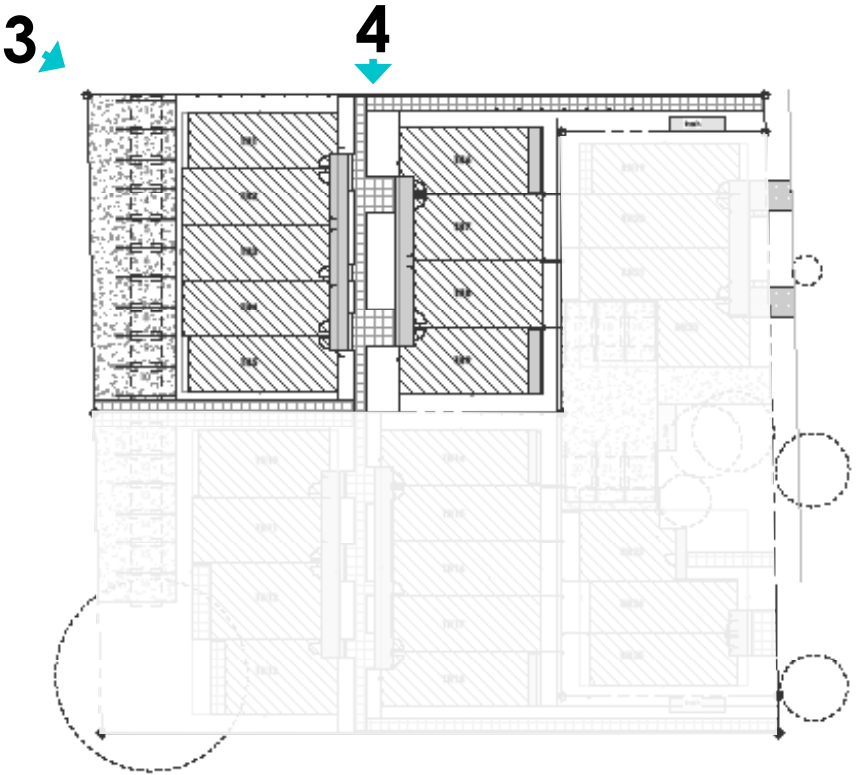
Renderings



3. ALLEY APPROACH- NORTH



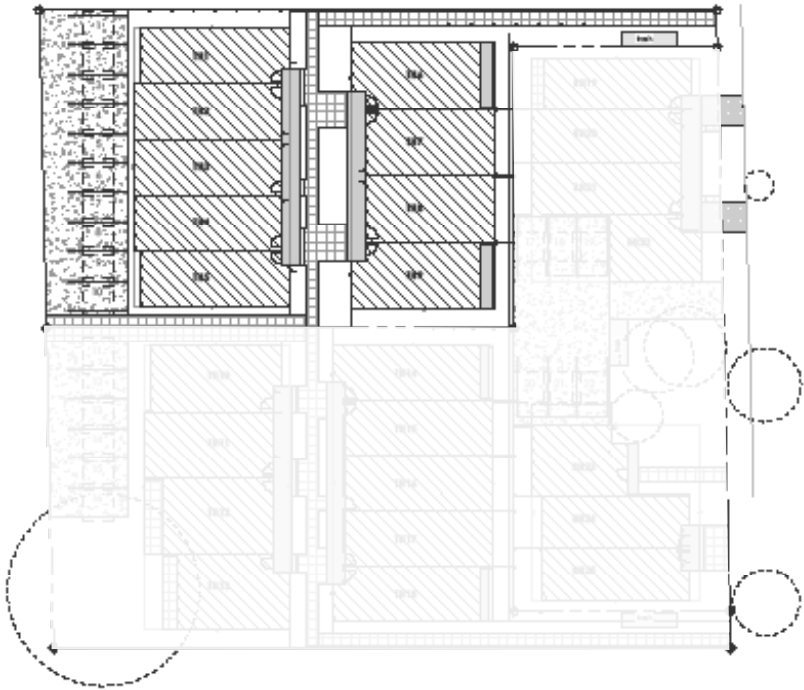
4. COURTYARD VIEW - SPACE BETWEEN BUILDINGS





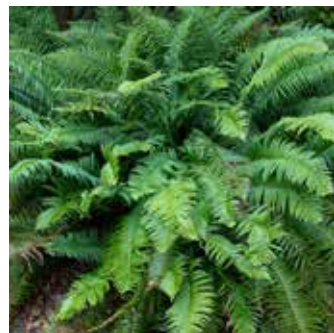
5. AERIAL VIEW FROM CORNER OF S HOLLY ST AND 42ND AVE S

5





Fence subdividing some of the lots



Shade planting



Ornamental grass



Permeable paver



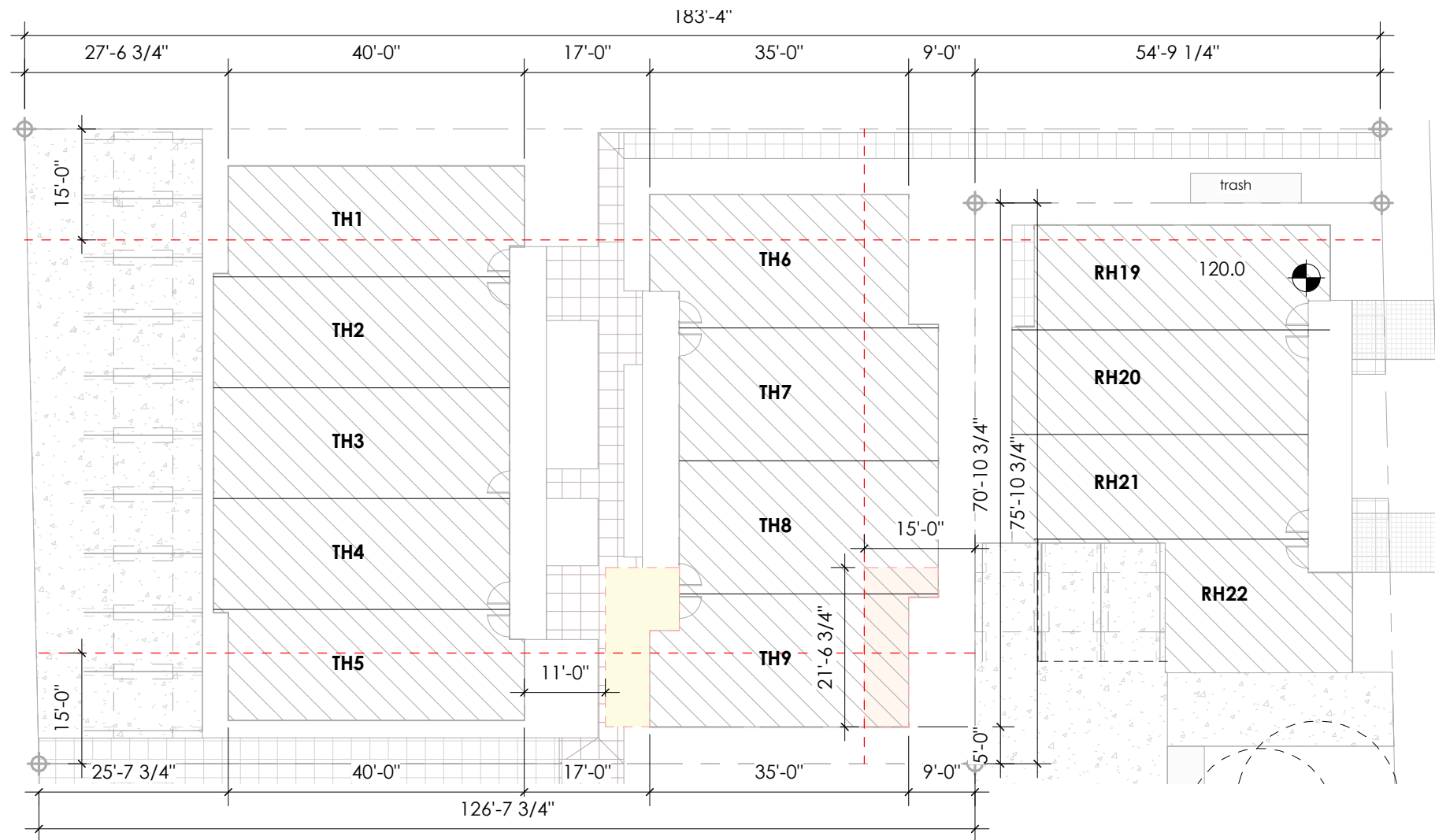
Pollinating plants



CONCEPTUAL LANDSCAPE PLAN

NTS

Landscape Plan



1 Facade Length Diagram 1" = 20'-0"

SMC 23.45.527.B

1. The maximum combined length of all portions of facades within 15 feet of a lot line that is neither a rear lot line nor a street or alley lot line shall not exceed 65 percent of the length of that lot line, except as specified in subsection 23.45.527.B.2.

PROPOSED ADJUSTMENT:

We propose to exceed the maximum facade length by 21'-6 3/4".

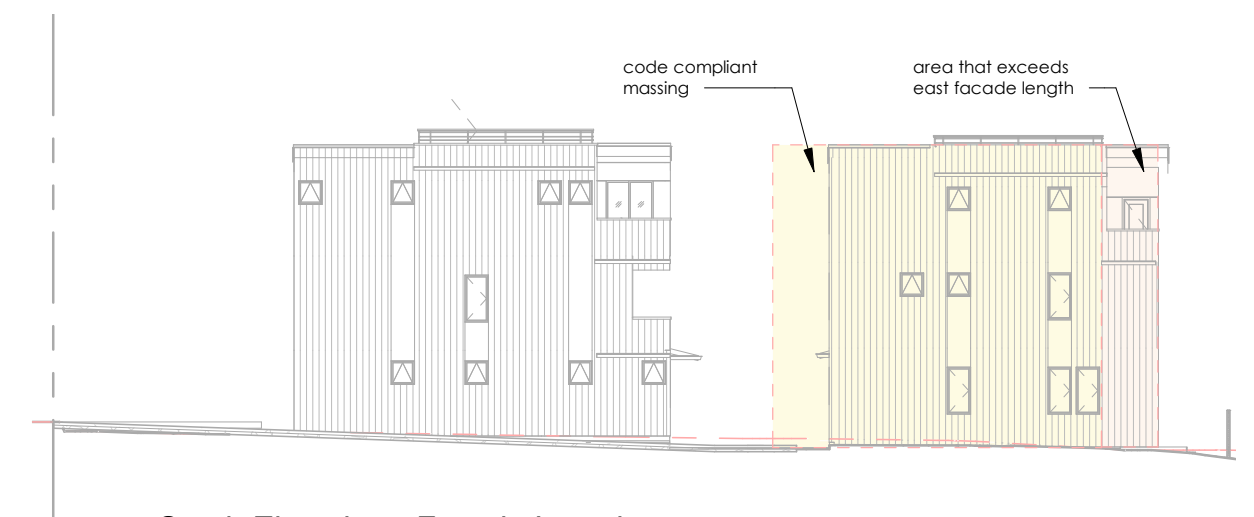
RATIONALE:

This will allow us to increase the spacing between units TH5 and TH9 at the entry to the common courtyard space. In order to comply with the east facade length limit, we would need to shift the entire TH9 unit to the west, significantly decreasing the spacing of the courtyard units. The yellow highlight indicates the location of the code compliant massing. By increasing the separation as proposed, we are able to create a much better common courtyard space and pedestrian path through the site. Design guideline PL1 supports this rationale because it encourages creating opportunities for pedestrian oriented open spaces and informal community uses.

Lastly, the purpose of the facade length restriction is to avoid long continuous facade adjacent to the neighboring lot. This building is already modulating its massing to step back at both the north and south ends. This side lot line is adjacent to a rear lot line for 6719 42nd Ave S. The adjacent project steps to the east where we propose to exceed the facade length while stepping back to the west. This results in a separation between TH9 and RH22 of 17'-6" and a portion of this TH9 facade is also aligned with the driveway instead of the unit.



2 East Elevation - Facade Length 1" = 20'-0"



3 South Elevation - Facade Length 1" = 20'-0"

FACADE LENGTH CALCULATION - A					
ORIENTATION	LOT DEPTH	% LOT DEPTH	ALLOWED	PROPOSED	Proposed %
NORTH	183.33 ft	65	119.17 ft	75'-0"	41
SOUTH	126.64 ft	65	82.32 ft	75'-0"	59
EAST	75.89 ft	65	49.33 ft	70'-10 3/4"	93